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**A MANUAL OF PRACTICE
IN APPRAISING REAL ESTATE**

Prepared for

THE STATE TAX DEPARTMENT

of

NEW JERSEY

by

CUTHBERT E. REEVES

Consulting Engineer

under the direction of

J. H. THAYER MARTIN

State Tax Commissioner

FRANK A. O'CONNOR

Field Secretary

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1933



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PART I.

LAND APPRAISAL

GENERAL DISCUSSION

Although, as in most states, the tax law of New Jersey requires full value assessments of real estate, it is a matter of common knowledge that the rate at which such property is assessed varies not only from one county to another, but also among the municipalities constituting each county. There devolves upon the State Tax Department the task of determining what is the ratio of the assessors' valuations to full value, throughout the state. In the past, it has depended very largely upon comparison of assessments with sales, known and reputed. Were bona fide sale prices ascertainable in such profusion as to afford a reliable criterion of the assessors' work in each taxing district, this would constitute an ideal gauge. When, however, they are inadequate in number and in character to present an accurate cross section of property values, we must supplement, and perhaps supplant, them by another method of analysis which will more veritably and uniformly operate to ensure consistency in judgment of value which should be the goal for every assessor.

While wide fluctuations in supply and demand may temporarily create great disparity between a "summation" appraisal representing the addition of land and structural values and the value apparently indicated by sales or rentals, it will be conceded by all students of economics that, over a reasonable period of time and under normal conditions, sales and rentals must both be related to and governed by the capital investment involved. Scientific, or, a better term, standardized appraising of land and buildings is now being adopted by progressive munici-

palities, and so, in order that those agents to whom the task of investigating and appraising throughout the state must necessarily be deputized, may formulate their judgment to accord with that of the average man, under normal conditions, this manual of practice in analytic appraising has been prepared for their use.

It comprises a system for reconciling variations in the shape and size of land parcels, and schedules in which buildings of various types and utility are classified, with prices appropriate to each standard established. With the intention of securing as much simplicity in this standardization as is consistent with the application of analytic methods, past and current practice throughout the country has been examined and the best that has been gleaned therefrom is herein assembled with such modification and improvements as seem desirable.

As an aid to analysis of sales and income data, standard forms for recording and interpreting such information have been devised; they will serve not only to simplify, but also to co-ordinate the work of independent investigators, and will assist greatly in securing uniformity in conclusions.

As with all rules, those herein must be applied intelligently. Special conditions may be created by zoning, by city planning, by grade separations and other variables that require individual treatment. Especial attention should be devoted to the recognition and measurement of depreciation in both land and structures. The general practice should be to follow the principles and methods set forth in this schedule, and

PLATE I

LOCAL TAX DIVISION STATE TAX DEPT. OF NEW JERSEY						SUPPORTING DATA No. 12 SERIAL No. 1932	
MUNICIPALITY JERSEYTOWN							
TAX DISTRICT 2			TAX MAP		BLACK		LOT 7
No 100 Cross			ST. FRESH SIDE AVE. NEST OF RD. NEST FOR OF		300 FT CROSS		ST AVE RD.
NATURE OF TRANSACTION				DATE		DOLLARS AND TERMS	
1	SALE	✓ BY	Richard Roe		7-1-31		2000 \$ down and 1st
2	MORTGAGE	TO		John Doe		mtg for 1500 \$ taken by seller.	
3	APPRAISAL	FOR					
SOURCE OF ABOVE INFORMATION							
4	DATE	NAME OF INFORMANT		BASIS OF INFORMANT'S KNOWLEDGE		CHECKED BY	DATE
5		Richard Roe		seller		R. Johnson	8-2-31
6							
7							
8							
IMPROVEMENTS INVOLVED							
	DESCRIPTION	No.	MANUAL REF.	QUANTITY	UNIT PRICE	REP. COST	DEP. VALUE
9	Modern Wood dwlg.	2+B	R 1 3	720	6.81	4 910	80 2430
10	24x36						
11							
12							
13							
14							
15							
16							
17							
18	TOTAL						
INDICATED LAND VALUE							
19	From line 1, 2, 3					CONSIDERATION	7 500 ⁰⁰
20	From line 18					SUBTRACT OR ADD IMPROVEMENTS see line 22	3 930
21	Line 19 + or - line 20					INDICATED LAND VALUE	3 570
* Ordinarily, improvements must be deducted to determine value of bare land, BUT, when structures are an encumbrance or when expenditures, such as filling in low land, are necessary to make the land comparable, the improvement cost must be added to the consideration cited							
ANALYSIS OF INDICATED UNIT VALUE							
	DESCRIPTION	FIGURE	DEPTH	DEPTH	% VALUE	FRONT OR QUANTITY WIDTH EF OR AREA	INDICATED UNIT VALUE E. F. S. F.
23	Cross St. lot	I	150	-	100	40 40	89
24							
25							
26							
27							
28							
29							
30							
31							
COMPARISON FOR EQUALIZATION							
1	2	3			4	5	5+4
YEAR	PARCEL NO.	NOTES			TOTAL VALUE INDICATED	VALUE ASSESSED	% ADJUST.
32 1931					7 500	4 000	53.3
33							
34							

to make no major deviation therefrom unless a specific reason exists and is made a part of the record.

Very few sales are found that do not require some analysis. Even those of vacant parcels usually necessitate adjustments to compensate for variations in depth and shape, and for other characteristics which differentiate them from that under consideration. The purchase price of improved parcels must be divided between the buildings and the land, and the latter then analyzed as in the case of vacant lots. Obviously, only those sales which are free from especial considerations, and which represent as nearly as can be ascertained the operations of the proverbial willing buyer and willing seller, are indicative of true market value.

Plate I

Form NJ.M.1 is to be used for recording and interpreting all sales, mortgages and appraisals which can serve either as a direct criterion of the assessor's work, or as supporting data for conclusions otherwise established. It is self-explanatory and can be used for transactions covering vacant land, or for those in which improvements are involved; in either case the analysis of factual data is to be computed by the methods and prices set up in this manual.

Plate II

Similarly, Form NJ.M.2 is devised to ensure uniform conclusions from information secured as to income from property; it may be used for unimproved land, as automobile parking lots, or for such data as the revenue from lease of a ground floor store, or from the total operation of an office building.

Information as to the income accruing from real property may vary widely in character and in depend-

ability. Even such broad generalizations as the application to the gross sales of a business of that percentage for rent which experience has shown to be critical for the type of commercial activity, may be useful in skeletonizing base prices for land. When rentals are known, they may represent a net for the land alone, in which case such rental if secured by long-term lease with a responsible tenant may be capitalized at 6 per cent to determine the site value to the lessor. If the lessor also supplies the building and pays all taxes on the real estate, from the rental must be deducted a sum sufficient to pay such taxes, to amortize the building, and to yield a fair return upon the value of the building itself; the residue may then be capitalized to produce an indicated land value.

From the gross revenue of an operating property, such as an office building, there must be deducted operating expenses, actual or estimated, taxes, amortization and a fair return for the improvements; the balance may then be capitalized as land value, at a rate of from 6 to 8 per cent depending upon the stability of rentals and the probability of increment in the site value. In the case of residential properties whose gross rentals must maintain the structure and pay all other expenses, it is now customary to capitalize the rental at about 14 per cent, or say about 85 times the monthly rent. This sum must then be apportioned to land and to building, the latter being from twice to four times the value of its site in most private residential property.

Operating expenses should be detailed, so that uniformity may be secured in charging depreciation and in the allowance for a fair return upon the building investment. An amortization rate of $1\frac{1}{2}$ per cent

PLATE II

LOCAL TAX DIVISION STATE TAX DEPT. OF NEW JERSEY										SUPPORTING DATA No. 271	
MUNICIPALITY JERSEY TOWN										SERIAL No. 1932	
TAX DISTRICT 4					TAX MAP -		BLOCK 10		LOT 5		
No. 300 Main					ST NESW SIDE NESW OF NESW COR. OF		FT.		ST AVE. RD		
KIND OF PROPERTY			NATURE OF DATA				DATA SECURED		DATE		
1 Huntley office bldg			Total income, gross + net.				FROM Robbins		8-1-32		
2							Bldg Mgr.				
3							By J. Tompkins				
4											
IMPROVEMENTS INVOLVED			1 No.		2 MANUAL REFERENCE		3		4		
DESCRIPTION			STORIES		GROUP		TYPE		CLASS		
5 Modern office bldg			10		CB		AB-1				
6 50x120											
7											
8											
9											
SOURCE OF INCOME			9 SUB FLOORS		10		11 GROUND FLOOR		12		
			AREA		#		AREA		#		
10 Ground floor stores									10 500		
11 Upper floors									51 200		
12											
13											
14											
15											
16									61 700		
17 DEDUCTIONS FROM INCOME									TOTAL from col. 22		
YEAR		% OCCUP.		16 INSURANCE		17 TAXES ON IMPMTS.		18 TAXES ON LAND		19 OTHER OPER. EXPENSE	
18 1931		82		700		3700		2540		21 510	
19											
20											
21											
22											
23 PROPERTY VALUATION BY CAPITALIZATION OF INCOME											
24 GROSS INCOME from col. 15					61 700		LAND VALUE line 26 cap at %		186,000		
25 TOTAL DEDUCTIONS " " 22					48 680		IMPMT " from col. 8		225,000		
26 NET AVAIL. FOR LAND line 24-25					13 020		TOTAL INDICATED VALUE		411,000		
ANALYSIS OF INDICATED UNIT LAND VALUE											
DESCRIPTION		FIGURE		DEPTH		DEPTH		% VALUE		FRONT OR WIDTH	
27 Main St.		I		120				100.5		50	
28 Cross St. CI		XIV						90		16.40	
29 @ 3000 & 900										71.15	
30										2.620	
31											
COMPARISON FOR EQUALIZATION											
1 YEAR		2 PARCEL		3 NOTES		4 TOTAL VALUE		5		5-4	
32 1931						INDICATED		ASSESSED		% ASSESS.	
33						411 000		290 000		70.5	
34											

will provide a sinking fund that will at 5% retire the building in 30 years; this rate is to be used unless especial conditions warrant some other charge for this purpose. With amortization and all operating expenses properly accounted, a return of from six to seven per cent upon the depreciated value of the improvements should be sufficient allowance. The net income remaining may now be capitalized to produce the site value. If taxes upon the land have been included in the previous deductions, use six per cent as the rate of capitalization; if not, add an appropriate amount, say from 2 to 3 per cent, for land taxes, and capitalize at this increased rate. When gross revenue only is known, estimate operating expenses by using the percentage of gross income which is prevalent in the type of property under consideration.

General

This treatise will deal only with real estate, and it may be well to define briefly what is meant by the term. Varying distinctions are made under various sections of our laws, but for ad valorem taxation it may be assumed that the land itself, mineral, water and other rights appurtenant thereto, buildings, and other structures of a quasi-permanent nature are assessable as real property.

The commonly known definition of the term "value" is that price which would be paid by a willing buyer to a willing seller. A better interpretation of the term, as applicable to real estate, is that it measures in money the right to the present and the future earnings therefrom.

Before discussing methods of separately appraising land and improvements, it may be remarked that many authorities have seen fit to emphasize that value by summation of the two must never exceed

the value properly ascribable to the whole. As a matter of cold logic this is perhaps true, and yet there may arise conditions which will justify the assessors in ignoring this dictum. Let us assume that on a street, once residential in character but now rapidly being converted to high class retail business, there still stands a mansion—an outpost of the aristocracy that once prevailed throughout its length. Such a building has no economic justification for existing upon land that may now be worth 10, 15 or \$20,000 per foot front; when such prices are paid, buildings, due presently to be razed, seldom bring much more than scrap value. If, however, the owner of such a property by persisting in maintaining an inappropriate edifice declares its worth to him, he may properly be made to pay taxes not only upon the valuable land which he will not adequately improve, but also upon the structure which is impeding the neighborhood development.

So, too, in the case of land held vacant while the owner awaits the increment due to his neighbors' progressiveness the assessor may lean toward the single tax, and conversely when others retard progress by maintaining unsightly and undesirable buildings, his conscience may well permit him to penalize such retrogressiveness by withholding the full measure of depreciation from such structures.

* * * * *

Land Valuation. The value of land depends primarily upon its utility, but is controlled by the law of supply and demand. Pasturage and arable land are available in profusion; muck lands not only are far more productive, but also are less freely found. Suburban and other purely residential locations seldom attain high unit values in these days

of rapid transportation. Industrial sites do frequently bring high prices when invested with attributes such as desirable and relatively scarce water transportation facilities.

New suburbs may compete with one another; buildings of various types can be built in unlimited number; but retail business centers evolve slowly, wax great and thrive by the competition for favored locations within their borders until their own inertness and our innate repugnance for a static condition produce a shift, sometimes very rapidly, and so a newly favored district develops high unit values.

At a given time, however, in every urban development there will be found a focal point for retail business at which prices will rise to great heights, dependent upon the population, permanent and floating, tributary thereto, and upon the rate of population growth. In metropolitan cities, retail shopping business usually asserts its independence by growing away from the old-established center; the latter probably then remains the nucleus of banking and corollary financial activities.

Determination of Value. The value of land may be determined by either of two methods of approaching the problem; these are commonly thought to be widely divergent, but actually they both require the exercise of much the same sort of judgment, and their results may be derived empirically from the same underlying data representing human experience and judgment. One appraiser may arrive at his conclusion directly in terms of sale value based solely upon his general knowledge and experience, or from comparison with specific known sales of similar properties. Another may appraise the problem primarily as one of income, actual or potential, and make

his conclusion also either from generalities or from analysis of specific economic factors, actual or hypothetical. In either case there must be a common unit by which to measure and to apportion value; that portion attributable to the presence of improvements must be separated from the whole, and the remainder resolved into measurable units.

In order to relate one parcel of land to another for purposes of valuation, some means must be devised whereby those variations commonly found may be measured in their effect upon values, and each parcel thereby resolved into a common denominator by which comparisons can be made directly and intelligibly. The following discussion and statement of rules accounts for most of those problems met in urban land valuation, and is supplemented by pages illustrating the application of said rules to specific examples, and by tables prepared to simplify computation.

Unit of Measure. Inasmuch as the value of commercial land is consequent primarily upon frontage on streets from which its occupants may draw their patronage, it is well-nigh universal practice to measure such land financially by a foot of frontage.

Industrial sites generally require relatively great area, and other frontages such as upon railroad rights of way or navigable waters, may predominate in importance; street frontage need in many cases be only such as to barely provide an outlet from the major tract. Therefore, it is customary to appraise such land by a square foot unit, or where great areas are involved, by the acre.

Such parcels may best be appraised by applying either of these units to the zone which it will best govern. A foot-front price may be applied to the street or water-front

for such depth as is needed for the ordinary uses of this type of land, and square foot prices used for any other subdivisions that seem appropriate.

Technique of Land Valuation.

Those problems commonly met in appraising urban and suburban land are discussed in detail in the following pages, and their solution is illustrated in the examples which appear on pages 23-36. Marginal reference to the appropriate example is made in the discussion. A glossary of the symbols adopted for concise description and tabulation purposes appears on page 21. Appendix A is a compilation of tables by which computations for adjustment of depth and other variables are greatly facilitated.

Unit of Comparison. The unit of comparison for all land appraised by frontage is a strip one foot wide, of standard depth, and perpendicular to the street or other frontage. All variations in depth, shape, alley frontage and even corner increment can be resolved into standard feet by percentage or otherwise, and a lot once computed can be recorded in terms of equivalent standard feet, or for brevity, EF. The value of any lot in EF multiplied by the unit price adopted will in one calculation produce at any time the lot value in money.

Depth Value Variant. For property appraised upon a frontage basis it is obvious that some standard of depth must be adopted, and that variations from this standard must be compensated. Various rules have been devised for this purpose; they all recognize that value lies preponderantly in the front portion of the lot, and inasmuch as no one of them can be proven to be exclusively right, that one has been selected which has a simple mathematical

base and from which a table for any desired standard depth can be easily compiled.

The adoption of a "standard" depth is solely for the purpose of compensating value in generally similar parcels, for their depth variation. It is improbable that one would desire to directly compare a 250 foot residential lot with a 90 foot business lot, and there is no good reason why different standards should not be used, each representative of the type of property under consideration.

Fig. I

Depth Rule. Tables L1 to L8 in the following pages are constructed from this formula, in which the value allocated to any depth varies as the square root of that depth compares with the square root of the standard depth. In Table L9 the value of a square foot at any depth is given in per cent of full 100 foot standard depth; for any other standard depth, the value of a square foot at a given depth may be found by dividing the value shown in L9 by one-tenth the square root of the standard depth in question.

Fig. II

Unequal Depths of Sides. The value of a lot having two sides parallel but of unequal depth should be computed by averaging the depth values of the two sides. This results in less than by taking the value of the average depth, and accounts, in part, for the loss due to obliquity in the corners.

Fig. III

Lots Oblique to the Street. The more a lot diverges from right angles to its frontage the less useful area it has, and moreover, the greater the cost entailed in building upon it. It may best be valued by using its perpendicular width as frontage and its actual length as depth. The com-

mon impression that using its perpendicular depth compensates for the obliquity is erroneous, for by this method the lot is still given as much value as one of equal area lying at right angles to its frontage.

Fig. IV, V, VI

Triangular Lots. Many authorities arbitrarily apportion to the front diagonal half of a lot from 60 to 75 per cent of the value given to its parent parallelogram, and the remainder of that value to the rear half.

In view of the loss due to obliquity in the separate pieces, a triangle with its base upon the frontage will be considered as equal to 60 per cent, and one with its apex upon the frontage as equal to 30 per cent of a similar parallelogram. The sum of the disjointed two is thus ten per cent less than the whole.

Fig. VII, VIII

Irregular Lots. Irregular lots may be appraised by adding to or subtracting from them to form regular figures, the value of which is more easily ascertained; the values so found to be added or subtracted to produce the whole.

Fig. IX

Rear Alley Frontage. An alley at the rear of a lot adds facilities for light, ventilation and access; it is more desirable in business than in residential districts, and more useful in conjunction with deep than with shallow lots. Table L10 gives a table of percentages of standard feet to be added for various alley widths at varying lot depths. When used with standard depths other than 100 feet, divide the tabulated figures by one-tenth the square root of the desired standard.

Fig. XI

Side Alley Frontage. The advantages of additional frontage due to a side alley are similarly those of light, ventilation and access; these are modified by the width of the alley itself, and the ratio of alley frontage (depth of the lot) to the street frontage. Table L11 represents the percentage by which the main lot value is to be multiplied to produce its full value.

Double Alley Frontage. When a lot has both rear and side alley frontage it is probable that the increment therefrom is somewhat less than would be prescribed by application severally of each rule. The character of the district and the utility of the particular lot must be considered in modifying their combined result.

Fig. X, XII

Alley Lot, Without Street Frontage. It is usually very difficult to ascribe unit value to an alley frontage. A method whereby the value of a lot having only alley frontage may more consistently be determined is to appraise the major parcel in which it might logically be included, both with and without its inclusion; the difference between these two appraisals should measure its value.

Fig. XIII

Double Street Frontage, Main and Rear. When a lot extends to the street at its rear, it gains value thereby, not only from the physical advantages that would accrue from an alley frontage, but also according to the commercial value of that street. This plottage value may be almost nil in residential districts, and conversely may be very great in high-priced streets paralleling each other, as exemplified in some arcaded buildings. Obviously, such

a lot is entitled to the value which the full block depth would impart, and to some increment from the supplemental frontage. Table L12 gives percentages by which the main street value figured to full block depth should be multiplied. These percentages vary with the ratio of rear street price to main street, and also according to the nature of the district, as indicated by these prices. The results are consistent with those obtained from the rear alley rule, and give a reasonable excess, or plottage value, over that derived by computing the two frontages as separate parcels.

Fig. XVI

Double Frontage, Main and Cross.

Another form of double frontage is sometimes found where an L-shaped parcel exists; this will usually occur near a corner and, unless its location is such as to warrant structural development of the full site it has very little value in excess of that computed as separate frontages. When such a parcel does lie within reasonable distances from the corner, its value may be derived as in Figure XVI, by treating it as part of an including corner parcel.

Corner Location Increment.

Greater variation in the technique of land valuation is displayed in computing the increment due to corner location than on any other point. Leading authorities now concur in using the so-called "Baltimore Rule" devised by the late Alfred D. Bernard, with various modifications. The underlying principle recognized by all is that the additional value is dependent upon the relationship of the frontages involved, as to both quantity and quality.

Generally, corner value potentiality approaches its maximum in high-

priced retail districts, and may be almost negligible in residential areas. Upon the principle that part of the additional value may be ascribed to structural advantages in light, ventilation and service access, and that still more value is in most cases contingent upon the character of the intersecting street, Tables L13—1 to 20, have been prepared from which the appropriate percentage may be selected, depending upon the ratio of street frontages, the ratio of their base prices and the character of the district as indicated by those prices.

There prevails a similar lack of uniformity as to the area over which corner location increment is diffused. Most authorities fix 100 feet from the corner as its limitation, but differ as to whether the increment shall mandatorily be charged against all of this frontage, or shall be limited to the actual corner occupancy. Parcels adjacent to the corner, separately owned but structurally developed and used in conjunction with it, should be charged with the appropriate increment. If they are separate in ownership and in fact, their corner potentiality is speculative and should be disregarded by the assessor.

The practice recommended for this department is normally to consider that the actual corner development is an exposition of that corner's potentiality and to compute corner increment upon the site as structurally developed. When, however, adjacent parcels are owned in common with the corner although not presently used in conjunction with it, if the district development unquestionably warrants their consolidation to fully utilize the location, the corner influence may be extended over the commonly owned land for such a frontage as is deemed proper. One hundred feet either way from the corner will ordinarily

be taken as the maximum, but this is not to be applied inflexibly; if the corner is occupied as a unit for 110 feet, compute corner increment for that distance; if for 130 feet, the computation probably should be limited to 100 feet of frontage.

Fig. XIV

Ordinary Two-Street Corner Lot.

Compute value as an inside main street lot and multiply by the appropriate percentage from Table L13, according to the ratio of cross street frontage to main street, and their respective base prices.

Fig. XV

Double Corner, Full Block Frontage. When a block frontage is both owned and used as one parcel, so that it may reasonably be assumed to benefit from this consolidation throughout its length, the influence of each cross street may be considered as extending to the center of the block frontage. Compute each half of the lot according to Table L13 and their sum equals the value of the whole.

Fig. XVII

Triangular, Two-Street Corner Lot. Compute value as an inside main street lot of the characteristics given, and multiply by the percentage selected from Table L13, according to the ratio of side to main street frontage and their base prices.

Fig. XVIII

Triangular, Three-Street Corner Lot. The increment due to a frontage as a third street in a triangular corner is less than would arise from its presence at an ordinary intersection. The opportunities for architectural development which it adds, while still beneficial, are less necessary; the intangible advantages arising from the traffic it bears are

also lessened in some degree. Therefore, the analysis of such a lot will be as follows. Using the two higher valued streets as Main St. and Cross St. compute value for a two-street corner as in Figure XVII. Calling the third street Rear St., use the ratio of its frontage to the sum of the other two frontages and find the percentage in Table L13 indicated by this and by the ratio of Rear St. to Main St. base price. Add the increase in Main lot value arising from this percentage to the amount already computed as a two-street corner, and the sum represents total value, as in Figure XVIII.

Fig. XIX

Irregular Three-Street Corner Lot. An irregular corner lot having three frontages can be appraised in the same way, when the Main St. frontage is such that the site may logically be utilized as a unit. The value produced by this method in excess of that computed as two separate two-street corners is, in effect, plottage value appropriate to the conditions.

Fig. XX

To Determine Cross St. Base Prices by interpolating between the Main and the Rear St. prices. **When the Cross St. Is More Desirable Than the Rear St.:** select Table L, whose standard depth is closest to the block distance from Main to Rear St.; increase the distance along Cross St. from Main St. to each point at which a base price is desired, by the percentage which the standard depth used exceeds the block depth; in the depth table selected, opposite each distance so increased find the percentage of change from the Main St. price; multiply the difference between the Main St. and the Rear St. prices by this percentage and deduct the re-

sulting figure from the Main St. price to determine the Cross St. price at each point, as in Figure XX, Method I.

When the Cross St. Is Less Desirable Than the Rear St.: From Table L9 find the value of a square foot at the rear of Main St. lot and multiply this by 100 to produce the Cross St. base price at that point; similarly, calculate the value of a 100 foot strip at the Rear of the Rear St. lot. For intermediate points interpolate, or, proportion the difference in value, as in Figure XX, Method II.

The Use of Land Value Maps. Where Land Value Maps are available, all conclusions as to base prices should be checked against those shown on the maps. When such maps are lacking, the appraiser, in any comprehensive investigation, should make his own for the area involved. This is not a formidable task; only the street lines, waterways, railroad rights of way and other factors which may materially influence values need be shown. They need not be exact in scale as their purpose is to present compactly the relationship of one street frontage to others. Plate III is an example of such a map for a village of 5000 population which was compiled in a very short time and at very small expense.

Upon such a map each deduced unit price can be marked, and by correlating each with the others, final conclusions made and recorded. In studying a given district, the best procedure is to establish prices for certain key frontages and build away from them. In business districts, values ordinarily recede progressively from focal intersections, but may rise to sub-summits at other important cross streets, notably where transportation facilities con-

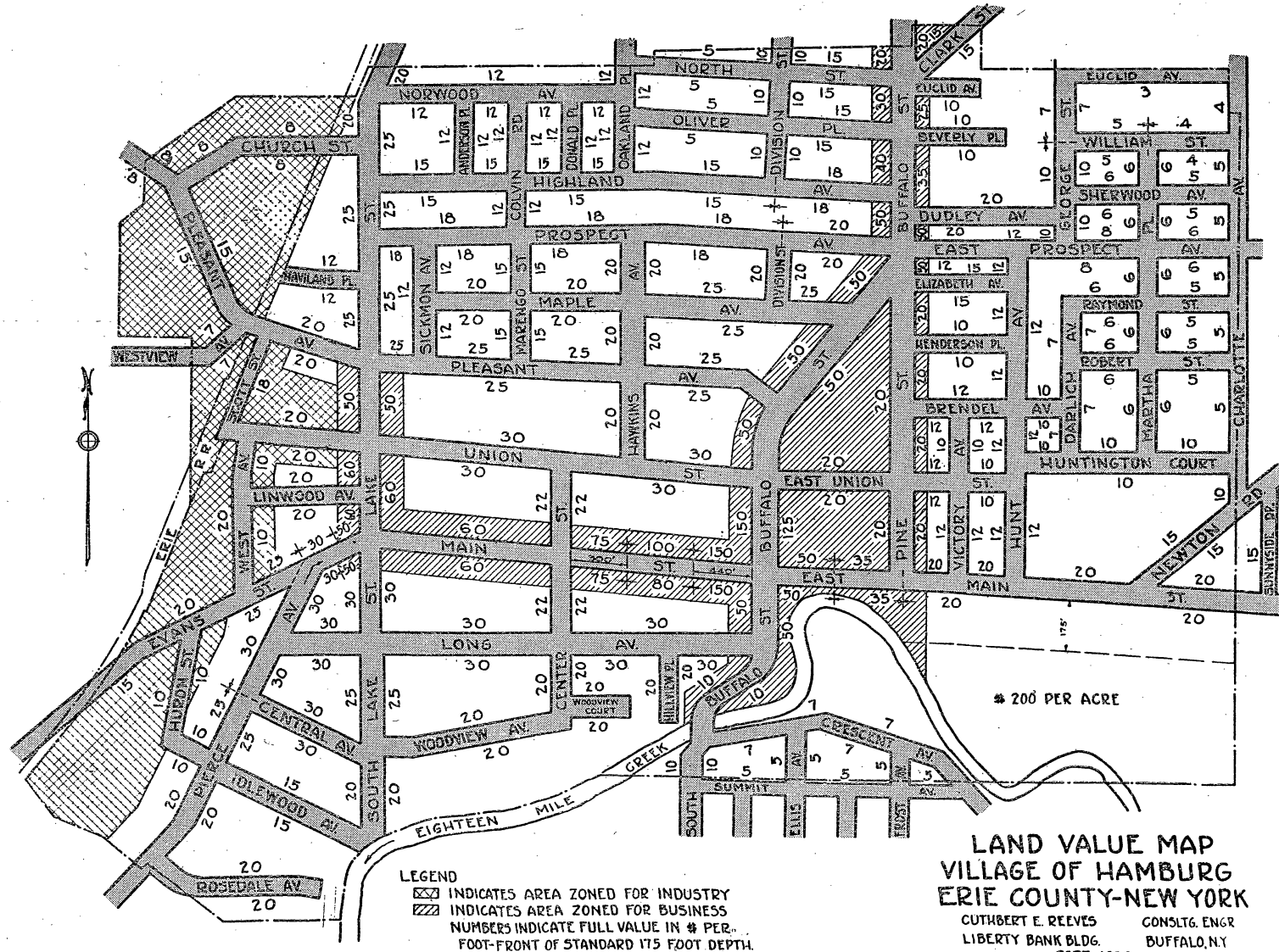
verge or terminate. The ratio of the greater value street to that which intersects or which next parallels it is usually from two to five times the latter.

Sites Appraised By Area. Industrial, waterfront and other sites ordinarily requiring large areas, should be divided into zones; those in which frontage is the controlling factor may be appraised as in the foregoing discussion. For those others which lie within built-up or improved subdivision districts, an approximation of value may be made by computing the value if similarly improved with paving and other utilities, and by deducting therefrom the estimated cost of said improvements.

Factory Sites remote from urban development should be worth but little more than the contiguous land, although frequently a much greater price is actually paid. This may be attributable to the presence of raw materials, such as clay, for brick making; to the availability of water for process use; it may be only that the cost of the site is so little as compared with the projected plant investment that the purchasers are not disposed to haggle over its price. The appraisal of such sites must be largely judgmental, having regard for the local supply and demand, the physiographic advantages or deficiencies, transportation facilities, labor supply and all other comparative data.

Farm Land. There will be found a relatively great variation in values of agricultural and other farm lands, depending upon their location and their productivity. In some rural states an attempt has been made to appraise such property intelligently by classification.

This entails first, zoning the property according to utility, as wood lot, pasturage, arable land, garden



truck land, and orchards; each of these types is subdivided into a number of classes, and a standard price per acre applied to each such area. The total value thus found should then be modified according to the distance from market or shipping point, this deduction being, say 1 per cent per mile over good roads, 1½ per cent per mile over medium roads, and 4 per cent over bad roads.

The lack of demand for farm properties in recent years has so lowered their value that in many cases if the farm buildings were appraised upon physical costs and condition there would be little of the sale price left for the land. Instead of so appraising these structures and then arbitrarily cutting down both land and improvement valuation to fit known sales, it might be more practical to measure building values by an addition to the acre price. In many cases, farms are worth but little without buildings; on the other hand, such structures do not necessarily increase the land value by their apparent worth.

For several standard areas, say 10, 50 and 200 acres, develop prices per acre for the average buildings appropriate to such farms and set up a limit of variation for each such price according to the quantity and quality of the structures; this variation to be based upon the principle that buildings which suffice to make the property operable impart a minimum value per acre, and all in ex-

cess of this minimum adds only in diminishing degree.

Properties maintained by "gentlemen farmers" fall in another category and their improvement should be appraised as in urban developments.

Depreciation. One does not ordinarily think of land as being subject to depreciation, and yet it occurs in several forms. Agricultural land by impoverishment of the soil suffers functional depreciation, lack of productivity. Residential sites may be impaired by nuisance neighbors, such as an adjacent school-yard. A side hill location frequently makes the down-hill side of a street less valuable because of complications in providing drainage.

All such features as prevail over a district may be accounted in the base price adopted, but when they are peculiar to certain lots the lot value should be computed first without regard to these special conditions, and a final correction made wherever possible by estimating the cost to make that lot conform with the standard upon which the first computation is predicated. For instance, if the lot requires 300 cubic yards of filling to bring it to the prevailing elevation, deduct the estimated cost of that grading.

For local nuisances, not susceptible to correction, no rule can be supplied and judgment must dictate the method and amount of depreciation to be allowed.

SUMMARY OF PRINCIPLES ADOPTED FOR LAND VALUATION

Value. Value depends upon utility, but is modified by the law of supply and demand. Utility varies with location, topography, size and shape.

Unit. The value of urban lands is measured by the square foot or by a foot-front of standard depth; commercial and residential lands are best appraised by the foot-front unit. This is a strip one foot wide with depth representative of the district being valued.

Variation in Depth. The value of a square foot decreases as the distance from the street or other factor which gives it value increases, and therefore the value due to greater depth increases at a diminishing rate. This depth value is proportional to the square root of the depth.

Unequal Depth of Side Lines. The value of a lot with parallel sides of unequal depth is found by averaging the depth values of the sides, not their lengths.

Oblique Lots. The value of a lot with sides oblique to the street is found by using the width perpendicular to the short side as the frontage, and the length of the short side as the depth.

Triangular Lots. The value of a triangular lot with base upon the street line is taken as 60 per cent that of a parallelogram formed by the width perpendicular to the long side, as frontage, and the length of the short side, as depth. The value of a triangle with apex on the street line is taken as 30 per cent that of a similar figure.

Irregular Lots. Irregular lots are valued by analysis into regular figures; combinations of rectangles, parallelograms or trapezoids, and triangles.

Rear Alley Frontage. Rear alley frontage adds to the lot value a percentage varying with the width of the alley.

Side Alley Frontage. Side alley frontage adds to the lot value a percentage varying with the width of the alley and the width of the lot.

Double Frontage. A lot running through to a rear street acquires value thereby according to the depth of the block and the base values of the streets.

Corner Location Increment. Corner location increment varies according to the relationship of the frontages and of their base prices, and according to the character of the district, as indicated by those base prices.

Corner Location Increment, Three Streets. A three-street corner acquires less increment proportionately from the third or least valuable frontage.

Cross Street Value. Cross Street value may be determined by interpolation. When the Cross Street is more desirable than the Rear Street, interpolate by the depth scale between the Main Street base price and the Rear Street base price.

When the Cross Street is less desirable, interpolate between the values computed for a standard foot at the rear of the Main Street lot and at the rear of the Rear Street lot.

GLOSSARY OF SYMBOLS

For purposes of demonstration the principal street is herein termed Main Street; an intersecting street, Cross Street; and a street at the rear of a lot, Rear Street.

Terms of Measurement

F	Actual frontage	MD	Actual Main Street depth
R	Actual rear width	CD	Actual Cross Street depth
W	Width, perpendicular to side	RD	Actual Rear Street depth
D	Actual depth	MF	Actual Main Street frontage
d	Actual depth, short side	CF	Actual Cross Street frontage
BD	Actual block depth	RF	Actual Rear Street frontage
AF	Alley frontage	AW	Alley width
S	Standard depth		

Terms of Price

U	Standard foot-front price	P	Actual foot-front price
MU	Main Street standard foot-front price	MP	Main Street actual foot-front price
CU	Cross Street standard foot-front price	CP	Cross Street actual foot-front price
RU	Rear Street standard foot-front price	RP	Rear Street actual foot-front price

Terms of Value

EF	Equivalent frontage, standard depth	CV	Value as Cross Street lot
MEF	EF as Main Street lot	RV	Value as Rear Street lot
CEF	EF as Cross Street lot	RAV	Rear alley value
REF	EF as Rear Street lot	SAV	Side alley value
AEF	EF as alley lot	CLI	Corner location increment
V	Value of lot, as a whole	CI	Increment due to Cross Street
MV	Value as Main Street lot	RI	Increment due to Rear Street

FORMULAE FOR LAND VALUATION

Fig. I. Parallelogram, perp. to street

$$V = F \times U \times \frac{\sqrt{D}}{\sqrt{S}}$$

Fig. II. Trapezoid, perp. to street

$$V = F \times U \times \frac{\sqrt{D} + \sqrt{d}}{2\sqrt{S}}$$

Fig. III. Parallelogram, oblique to street

$$V = W \times U \times \frac{\sqrt{d}}{\sqrt{S}}$$

Fig. IV. Right triangle, base upon street

$$V = F \times U \times \frac{.6\sqrt{d}}{\sqrt{S}}$$

Fig. V. Right triangle, apex upon street

$$V = F \times U \times \frac{.3\sqrt{d}}{\sqrt{S}}$$

Fig. VI. Triangle, oblique to street

$$V = W \times U \times \left(\frac{.6\sqrt{d}}{\sqrt{S}} \right) \text{ or } \left(\frac{.3\sqrt{d}}{\sqrt{S}} \right)$$

Fig. IX. Lot with rear alley frontage

$$V = MV \times (1 + \sqrt{5AW - 10})$$

Fig. XI. Lot with side alley frontage

$$V = MV \times \left[1 + \left(\frac{10AEF}{MEF} \times \frac{\sqrt{AW}}{7.07} \right) \right]$$

Fig. XIII. Double Frontage, Main and Rear

$$V = F \times MU \times \frac{MU + RU}{MU} \times \frac{\sqrt{\frac{1}{2}BD}}{\sqrt{S}} \times \left(1.10 + \frac{\sqrt{MU + RU}}{1000} \right)$$

Fig. XIV. Ordinary 2-street corner lot

$$V = MV + CI \text{ in which}$$

$$CI = \frac{CEF}{10MEF} MV + \frac{\sqrt{MU + CU}}{200} CV$$

Fig. XV. Double corner, full block frontage

$$V = MV + CI_1 + CI_2$$

Fig. XVII. Triangular 2-street corner

$$V = MV + CI \text{ as in Fig. 14}$$

Fig. XVIII. Triangular 3-street corner

$$V = MV + CI + RI \text{ in which RI is found by using ratios of RF:MF+CF \& MU:RU, in Table L.13}$$

Fig. XIX. Trapezoidal 3-street corner

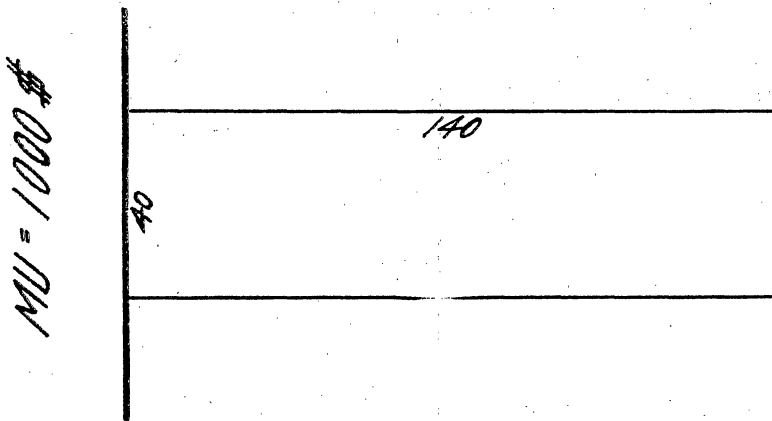
$$V = MV + CI + RI$$

RI found as in Fig. 18

EXAMPLES OF VALUATION

FIGURE I

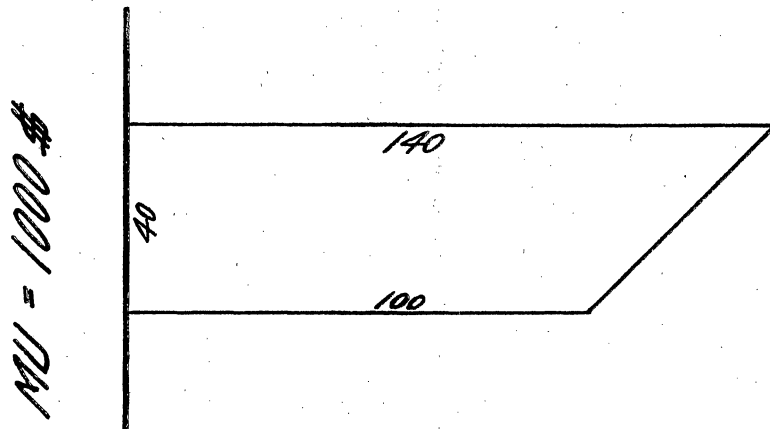
PARALLELOGRAM, perpendicular to street



- 1 From Table L.1 100' S 140' D = 118.3%
- 2 40' F $\times$ 1.183 = 47.32 EF
- 3 Lot value $V = 47.32 \times 1,000\$ = 47,320\$$

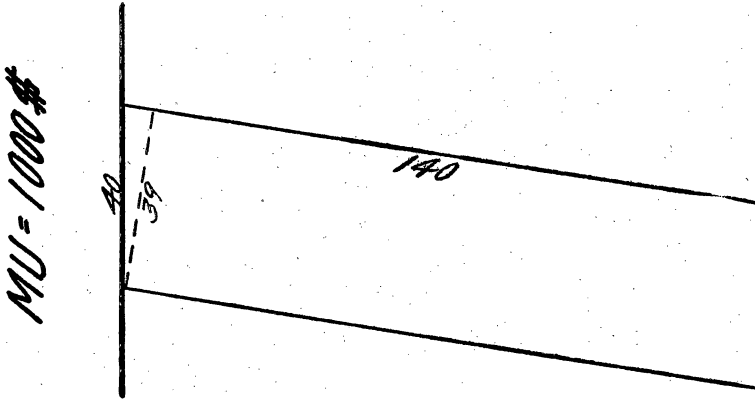
FIGURE II

TRAPEZOID, perpendicular to street



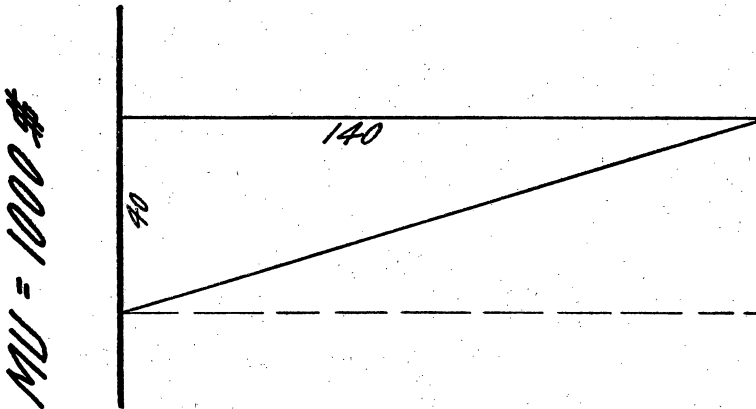
- 1 From Table L.1 100' S 140' D = 118.3%
- 2 100' d = 100.0%
- 3 Ave. = 109.15%
- 4 Lot value $V = 43.65 \times 1,000\$ = 43,650\$$

FIGURE III
PARALLELOGRAM, oblique to street



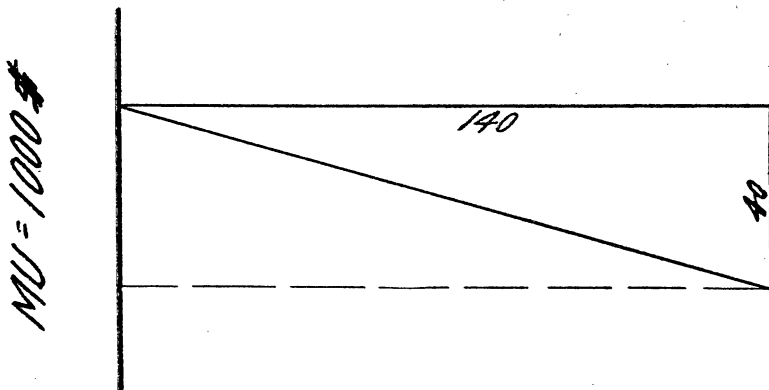
- 1 By scale or computation 40' F = 39' W
- 2 From Table L.2 120' S 140' D = 108%
- 3 39' W $\times$ 1.08 = 42.12 EF
- 4 Lot value V = $42.12 \times 1,000\$$ = 42,120\$

FIGURE IV
FRONT TRIANGLE, perpendicular to street



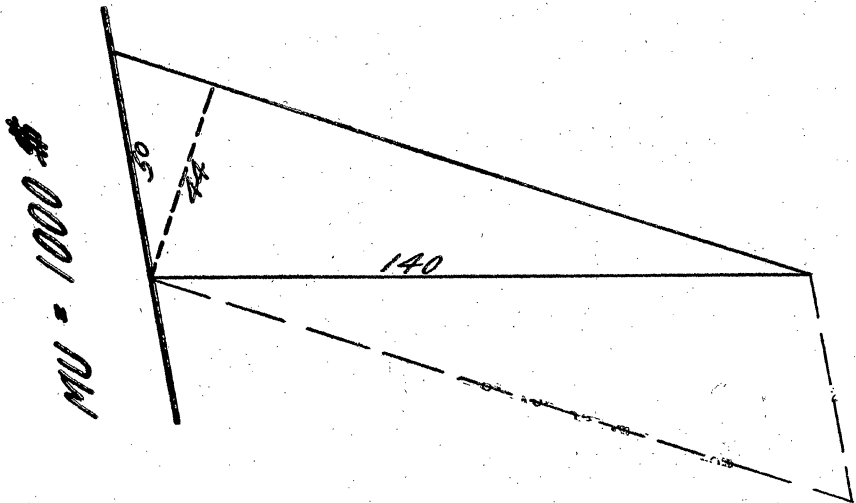
- 1 Front diagonal $\frac{1}{2}$ of rectangle = 60%
- 2 From Table L.2 120' S 140' D = 108%
- 3 40' F $\times$ 1.08 $\times$.60 = 25.92 EF
- 4 Lot value V = $25.92 \times 1,000\$$ = 25,920\$

FIGURE V
 REAR TRIANGLE, perpendicular to street



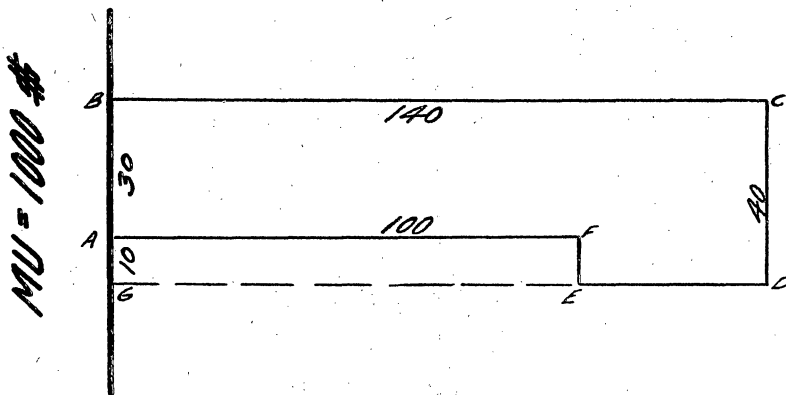
- 1 Rear diagonal $\frac{1}{2}$ of rectangle = 30%
- 2 From Table L.3 130' 140' D = 103.7%
- 3 $40' W \times 1.037 \times .30 = 12.44$ EF
- 4 Lot value $V = 12.44 \times 1,000\$ = 12,440\$$

FIGURE VI
TRIANGLE, oblique to street



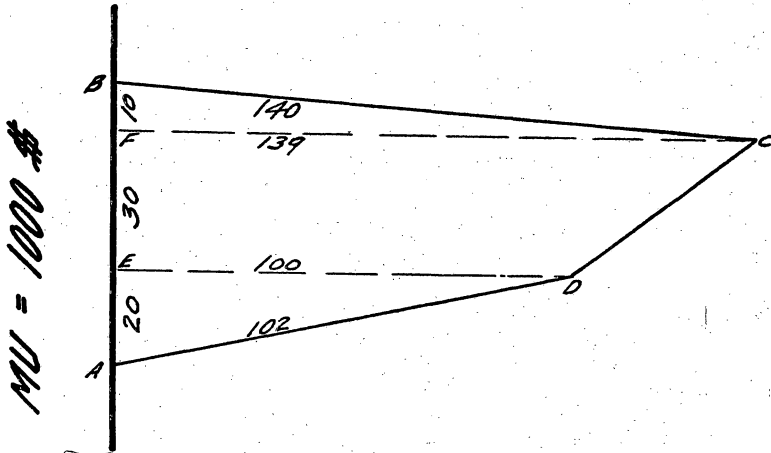
- 1 Front diagonal $\frac{1}{2}$ of parallelogram = 60%
- 2 By scale or computation 50' F = 44' W
- 3 From Table L.3 130' S 140' D = 103.7%
44' W $\times$ 1.037 $\times$.60 = 27.38 EF
- 5 Lot value V = 27.38 $\times$ 1,000\$ = 27,380\$

FIGURE VII
IRREGULAR RECTANGLE



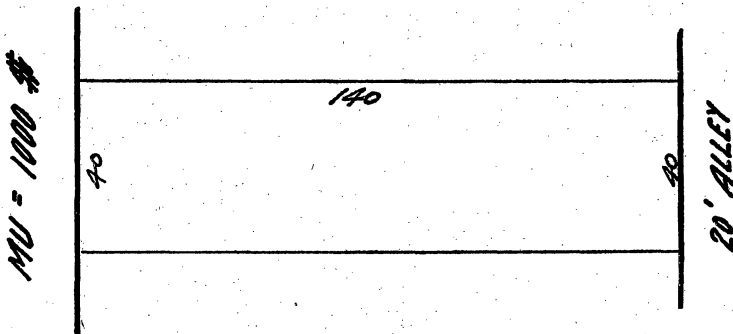
- 1 From value of GBCD subtract value of GAFE
- 2 From Table L.4 140' S 140' D = 100.0%
- 3 40' F $\times$ 1.00 = 40 EF
- 4 From Table L.4 140' S 100' D = 84.5%
- 5 GAFE 10' F $\times$.845 = 8.45 EF
- 6 ABCDEF = 31.55 EF
- 7 Lot value $V = 31.55 \times 1,000\$ = 31,550\$$

FIGURE VIII
IRREGULAR POLYGON



- 1 EFCD From Table L.4 140' S 139' D = 99.7%
- 2 100' D = 84.5%
- 3 Ave. = 92.1%
- 4 30' F $\times .921$ = 27.63 EF
- 5 FBC 10' F $\times .997 \times .60$ = 5.98 EF
- 6 AED 20' F $\times .845 \times .60$ = 10.14 EF
- 7 ABCD = 43.75 EF
- 7 Lot value $V = 43.75 \times 1,000\$ = 43,750\$$

FIGURE IX
LOT WITH REAR ALLEY FRONTAGE



- 1 From Table L.5 150' S 140' D = 96.6%
- 2 From Table L.10 20' alley at rear adds 9.2
- 3 (11.2 $\div \sqrt{150 \times .10}$) 105.8
- 3 MV + RAV 40' F $\times 1.058$ = 42.32 EF
- 4 Lot value $V = 42.32 \times 1,000\$ = 42,320\$$

Diagram of a rectangular lot with dimensions 120 by 40. The lot is divided into two sections by a vertical line. The left section is 120 units wide and 40 units high. The right section is 30 units wide and 40 units high. The total width is 150 units. The lot is labeled "20' ALLEY" on the right side. The lot is labeled "120" and "40" on the left side. The lot is labeled "30" and "40" on the right side. The lot is labeled "20' ALLEY" on the right side.

- MU-1000 \$**

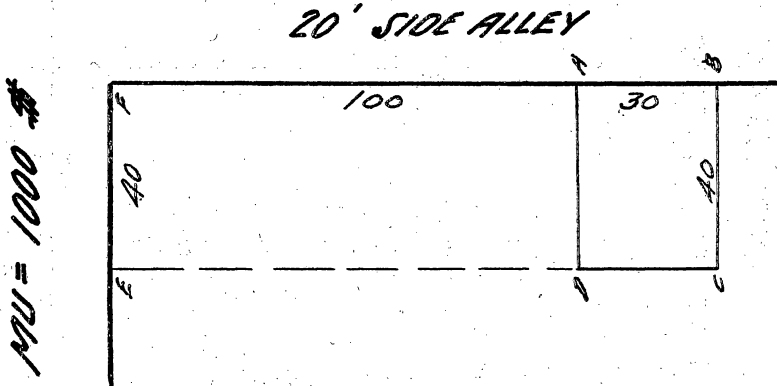
40

120

20' SIDE ALLEY

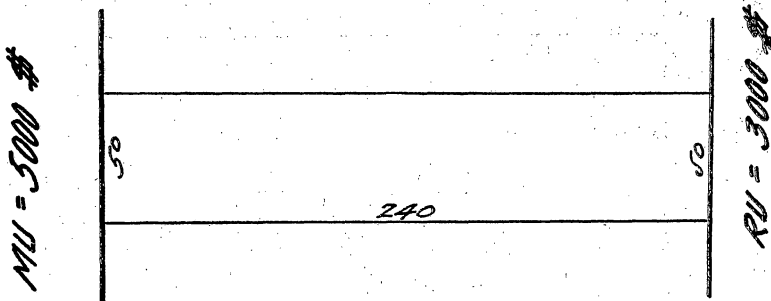
- 29**

FIGURE XII
SIDE ALLEY LOT, with no street frontage



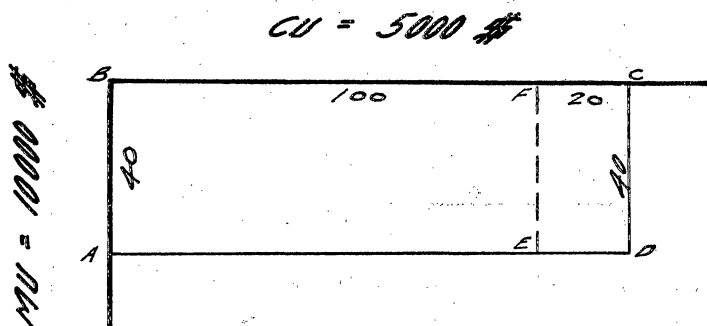
- 1 From value of EFBC subtract EFAD
- 2 From Table L.5 150' S 130' D = 93.1%
- 3 40' F $\times$.931 = 37.24 EF
- 4 From Table L.11 a 20' side alley adds 11% to 40 $\times$ 130' lot
- 5 EFBC 37.24 $\times$ 1.11 = 41.34 EF
- 6 From Table L.5 150' S 100' D = 81.6%
- 7 40' F $\times$.816 = 32.64 EF
- 8 From Table L.11 a 20' side alley adds 10% to 40 $\times$ 100' lot
- 9 EFAD 32.64 $\times$ 1.10 = 35.90
- 10 ABCD 41.34 - 35.90 = 5.44
- 11 Lot value V = 5.44 $\times$ 1,000\$ = 5,440\$

FIGURE XIII
DOUBLE FRONTAGE, front and rear



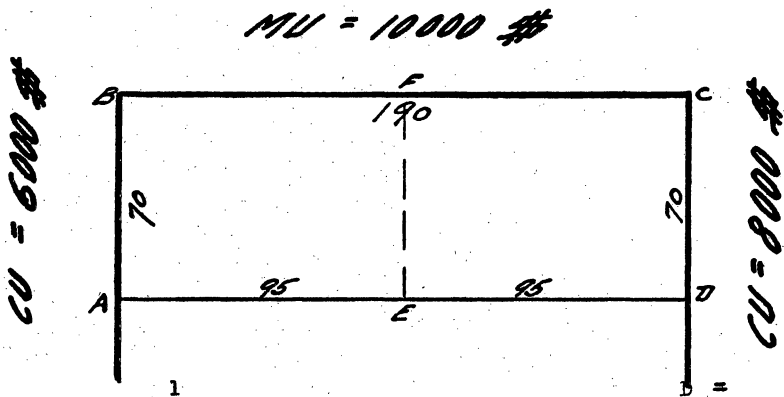
- 1 MV, from Table L.1 100' S 240' D = 154.9%
- 2 50' F $\times$ 1.549 = 77.45 EF
- 3 From Table L.12 a 3,000\$ street at rear of a 5,000\$ street adds 34%
- 4 77.45 $\times$ 1.34 = 103.78 EF
- 5 Lot Value V = 103.78 $\times$ 5,000\$ = 518,900\$

FIGURE XIV
ORDINARY TWO-STREET CORNER LOT



- 1 ABFE MV $40' F \times 1.00 = 40.00 EF$
- 2 CI from Table L.13-13 ratios
of 2.5:1 and 10,000:5,000 add 64%
- 3 $V = 40 \times 1.64 \times 10,000\$ = 656,000\$$
- 4 FCDE from Table L.1 100' S $40' D = 63.3\%$
- 5 $20' F \times .633 = 12.66 EF$
- 6 $V = 12.66 \times 5,000\$ = 63,300\$$
- 7 ABCD lot value $V = 656,000\$ + 63,300\$ = 719,300\$$

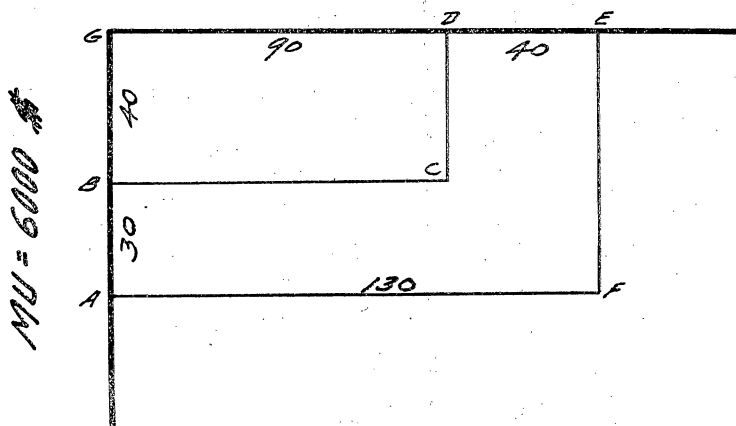
FIGURE XV
BLOCK FRONTAGE, double corner location



- 1 ABFE, MV, from Table L.1 100' S 70' D = 83.7%
- 2 95' F $\times$.837 = 79.5 EF
- 3 79.5 $\times$ 10,000\$ = 795,000\$
- 4 CI from Table L.13-13 ratios of 1:1.36 & 10,000:6,000
- 5 add 41%
- 6 .41 $\times$ 795,000 = 326,000
- 7 FCDE, MV, from item 3 = 795,000
- 8 CI from Table L.13-13 ratios of 1:1.36 & 10,000:8,000
- 9 add 55%
- 10 .55 $\times$ 795,000 = 437,000
- 11 ABCD Lot value V = 2,353,000

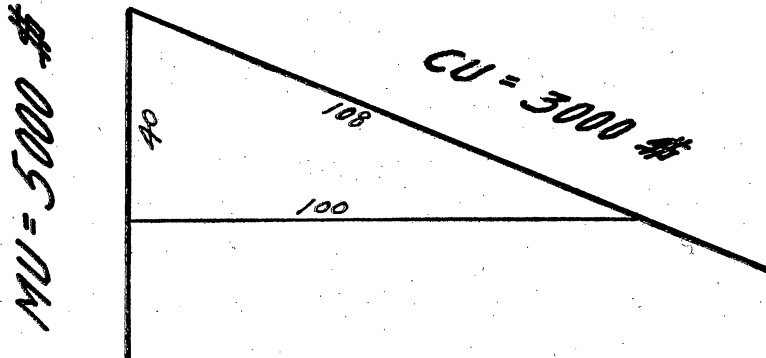
FIGURE XVI
DOUBLE FRONTAGE, semi-corner location

CU = 3000 #



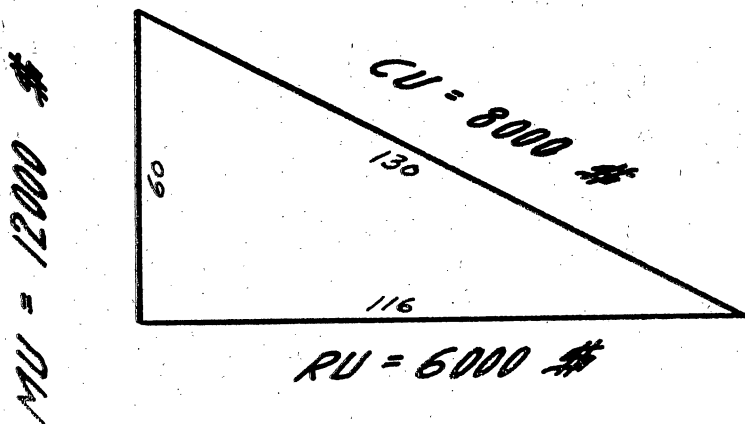
- 1 From value of AGEF subtract BGDC
- 2 AGEF, MV, from Table L.1 100' S 130' D = 114%
- 3 $70' F \times 1.14 \times 6,000\$ = 478,800\$$
- 4 CI from Table L.13-9 ratios
- 5 of 1.85:1 & 6,000:3,000 add 45%
- 6 V $478,800 \times 1.45 = 694,300$
- 7 BGDC, MV, from Table L.1 100' S 90' D = 94.9%
- 8 $40' F \times .949 \times 6,000\$ = 227,800$
- 9 CI from Table L.13-9 ratios
- 10 of 2.25:1 & 6,000:3,000 add 50%
- 11 V $227,800 \times 1.50 = 341,700$
- 12 ABCDEF Lot value V = $694,300 - 341,700 = 352,600\$$

FIGURE XVII
TRIANGULAR, two-street corner



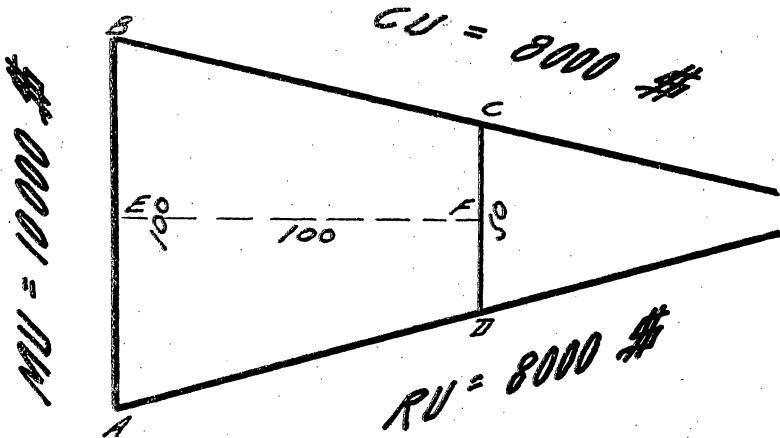
- 1 From Table L.1 100' S 100' D = 100%
- 2 MV $40' F \times 1.00 \times .60 \times 5,000\$ = 120,000\$$
- 3 CI from Table L.13-8 ratios of 2.7:1 & 5,000:3,000 add 60%
- 4 Lot value $V = 120,000 \times 1.60 = 192,000\$$

FIGURE XVIII
TRIANGULAR, three-street corner



- 1 MV, from Table L.1 100' S 116' D = 107.7%
- 2 $60' F \times 1.077 \times .60 \times 12,000\$ = 466,000\$$
- 3 CI, from Table L.13-14 ratios of 2.16:1 & 12,000:8,000 add 81%
- 4 $466,000 \times .81 = 377,500$
- 5 RI, 116:60 + 130 as 1:1.64 & 12,000:6,000 add 34%, from Table L.13-14
- 6 $466,000 \times .34 = 158,500$
- 7 Lot value $V = 466,000 + 377,500 + 158,500 = 1,002,000\$$

FIGURE XIX
THREE-STREET CORNER LOT



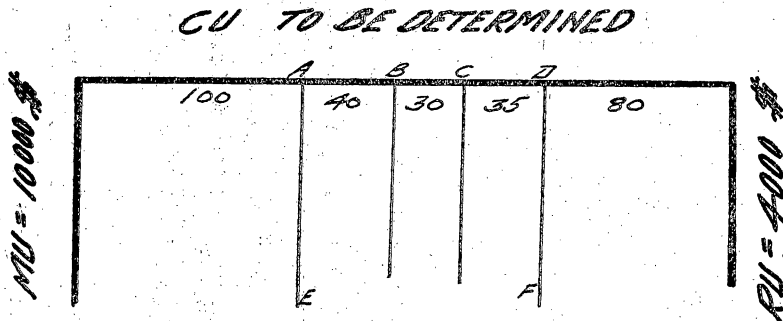
AS ONE PARCEL

- 1 ABCD, MV, from Table L.1 100' S 100' D = 100%
- 2 $50 + 50 \times .60 = 80' F \times 1.00 \times 10,000\$ = 800,000\$$
- 3 CI, from Table L.13-13 ratios
of 1:1 & 10,000:8,000 add 64% or 512,000
- 4 RI, from Table L.13-13 ratios
of 100:200 & 10,000:8,000 add 45% or 360,000
- 5 Lot value V = 1,672,000\$
- 6 EXCESS as one parcel 152,000 = 10% Plottage
see line 5 below

AS SEPARATE PARCELS

- 1 AEFD, MV, $25 + 25 \times .60 = 40' F \times 1.00 \times 10,000\$ = 400,000\$$
- 2 CI, from Table L.13-13 ratios
of 2:1 & 10,000:8,000 add 90% or 360,000
- 3 Lot value V = 760,000\$
- 4 Sum of AEFD & EBCF = $2 \times 760,000\$ = 1,520,000\$$
- 5 EXCESS as one parcel $1,672,000 - 1,520,000 = 152,000\$$
or 10%, which is in effect plottage
allowance

FIGURE XX
METHODS OF DETERMINING CROSS ST. PRICES BY INTERPOLATION



METHOD I—WHEN CROSS ST. IS MORE DESIRABLE THAN THE REAR STREET

- 1 Difference in \$ between MU and RU = 6,000
- 2 Distance between Main St. and Rear St. = 285'
- 3 285 = 5% less than 300 so in using Table L.7 for 300' standard, add 5% to each distance
- 4 From Main St. to A = 100' & from L.7 105' = 59.1%
- 5 From Main St. to B = 140' & from L.7 147' = 70.0
- 6 From Main St. to C = 170' & from L.7 178' = 77.0
- 7 From Main St. to D = 205' & from L.7 216' = 84.8
- 8 CU at A = 10,000\$ — .591 × 6,000\$ = 6,450\$
- 9 CU at B = 10,000 — .70 × 6,000 = 5,800
- 10 CU at C = 10,000 — .77 × 6,000 = 5,380
- 11 CU at D = 10,000 — .848 × 6,000 = 4,910

METHOD II—WHEN CROSS ST. IS LESS DESIRABLE THAN THE REAR STREET

- 1 From Table L.9 a square foot at AE from Main St. = .501%
- 2 From Table L.9 a square foot at DF from Rear St. = .560%
- 3 100' strip at AE as rear of Main St. = 100 × .501 × 10,000
- 4 100' strip at DF as rear of Rear St. = 100 × .560 × 4,000
- 5 CU at AE = 5,010\$ CU at DF = 2,240\$ Difference = 2,770\$
- 6 CU at B 5010 — $\frac{40}{105} \times 2770 = 3,960$$
- 7 CU at C 5010 — $\frac{70}{105} \times 2770 = 3,160$$
- 8 CU at D 5010 — 1.00 × 2770 = 2,240\$

PART II.
BUILDING APPRAISAL

VALUATION OF BUILDINGS

As in the appraisal of land, means must be devised by which one unit can be related to another; this is best accomplished by setting up standards representative of those types commonly found, and the costs of which can be more easily determined. This procedure is to be recommended not only as a matter of expediency, but also as one of morality. Inasmuch as we resort to physical inventory and valuation as an index to market value, any method which will eliminate the vagaries of contractor's bidding, the contingencies of construction, or the preference of a particular architect, helps to produce that idealistic desideratum, an impersonal, logical appraisal.

Two units of quantitative measurement are commonly used for appraisal of buildings by approximation, as any method less precise than the compilation of an actual bill of material may be termed. One is a cubic foot of building content, and the other, a square foot of area. The former has been popular, but is now losing in favor as appraisers become more enlightened and appreciate that, instead of producing more accurate results, its use frequently occasions much greater errors than would arise from a square foot price. Either must be modified according to the size, shape and height of the structure to which applied, but a mistake of say 10 per cent in height would produce 10 per cent error in dollars by the cubic foot method, whereas failure to adjust the square foot price would entail a difference of only about 3 per cent.

The square foot unit has another great advantage in that it requires

less computation and deals with smaller figures, with much less fatigue to the computer and less probability of clerical errors.

Units Adopted. In this manual all residential groups, save apartment buildings, are priced in terms of a square foot of ground area; the latter, being listed in a number of heights, are measured by a square foot of floor area. The great variation in cost of dwellings similar in class but differing in size has been recognized in these tabulations by prices for combinations of dimensions covering the extremes ordinarily found in each type and class.

To facilitate the appraisal of structures in which a common wall may separate two sections of similar or dissimilar character, unit prices per linear foot of exterior wall and per square foot of area also are given in each table. Having appraised the major part by using the appropriate square foot of ground area price, the annex may be computed by selecting from the same table, if of the same construction, or from such other table as best fits, these supplemental unit prices; multiply the independent wall perimeter by the wall price, and the ground area of the annex by the area price, and add these two results to find the cost of said annex, without partitions and plumbing.

In several groups of commercial (commercial and industrial) buildings, the variations in size and shape are so numerous that any tabulation, practical to prepare, would fail to give reasonable facility in selection of the desired price, and would require too much interpolation. For

these groups, unit prices per linear foot of wall and per square foot of ground area are given; they are tabulated for typical wall heights and floor spacing, and for the number of stories commonly found in each type of construction. Other groups, such as hotels and office buildings, are tabulated in much the same way, but their costs are given per square foot of floor area; prices can easily be interpolated for buildings having stories other than those listed.

Composite structures in which various sections may differ in type of construction and also in height, can be appraised more easily and accurately by applying to each part the prices per foot of wall, and per square foot of area which are best adapted to that part. To the sum so found must be added any additional features not included in the standard price, such as sprinklers, heating, in groups 1 to 4, etc.

Basis of Unit Prices. The unit prices tabulated herein are derived from computation of the quantities required to construct each standard building; in these estimates all structures have been assumed to be designed in conformance with the average requirements of building codes and architectural practice. Their costs are predicated upon the application to these quantities of current prices for materials, and the wage scales prevailing in most of our large cities. Labor may be taken as approximately one-half of the total cost, and a variation of 20 per cent in the scale of pay would therefore affect the total cost but 10 per cent. It is probable that in rural districts, where the cost of labor would be less, or on small structures which might be built with casual workmen, the higher cost of materials, and, perhaps, the lack of modern construction equipment

would result in total costs comparable with those recorded here, if overheads, such as owners' time, use of facilities and other incidentals were fully accounted.

Price Level Adopted. Unfortunately, at the present time, 1932 A. D., construction costs cannot be prognosticated with any assurance. Following the great rise in all prices which reached its maximum in the year 1920, values apparently became well stabilized; so much so that the U. S. Department of Commerce finally abandoned 1914 as the datum for its price indices, and re-computed them, using 1926 as 100 per cent. Whether we are now upon another plateau, or are about to either climb back or slide further down, cannot be foretold.

We must, however, meet conditions as they arise, and for present purposes all prices herein are as of the existing level of construction costs. In order that computations may be made for reconciliation of these with past or future prices, Plate IV is incorporated; this shows, graphically and numerically, the trend of general construction costs and of building costs, and their indices, averaged in each year.

The building prices in this manual may be taken as 150 per cent of pre-war costs. They can be adjusted to any other basis by dividing the percentage adopted by 150, and multiplying the prices in these tables by the resulting quotient. Having in mind the greater likelihood of permanency and availability of the Engineering News-Record index, its use is recommended; although it reflects construction of all kinds, weighted according to the relative consumption of units considered in that index, it is a fair criterion of the trend in building construction, as will be seen by comparing it

PLATE IV



with the other indices quoted on Plate IV.

Appraisal of Residential Buildings. This group has been tabulated in seven types, as follows; (R1) single-family detached houses; (R2) two-family houses in which each floor is occupied as a separate domicile; (R3) duplex houses, in which the separation is made by a common or party wall; (R4) Siamese or block houses, the various units of which are joined together but have separate entrances; (R5) multi-family dwellings, either tenements or apartment buildings; (R6) detached private garages; (R7) detached private garages with apartments above; where such a compositely used structure is built primarily as a residence having part of the basement devoted to garage use, it may be treated as belonging to the appropriate residence group.

Basis of Classification. There has been established in each of the first five types a classification in which the basis of distinction is the grade of material and of workmanship and the nature of appurtenances incorporated in the structure. The specifications for these classes are practically constant throughout the types, so that Class 1, for instance, signifies the same relative quality in a single family dwelling that it does in an apartment house. This unification enables the appraiser to more easily absorb and retain the fundamental distinction in classification.

In these types, each class is further sub-divided according to the nature of wall construction; for each subdivision a tabulation is furnished showing, for the usual arrangement of stories, the total and the unit costs applicable to the range of dimensions usually found. The unit prices per linear foot of wall and

per square foot of area shown to the right of each table in types 1 to 3 represent average costs, without interior partitions and plumbing; they are to be used, as heretofore described, in appraising minor additions for which the price applied to the major structure would be inappropriate.

The cost of buildings whose exact dimensions do not appear in these tables may be found by interpolation or by extrapolation. It should be borne in mind that the unit cost of similar structures will vary widely with changes of dimensions; therefore all such interpolations should be made from the nearest total costs listed. The change in these totals is almost constant with the increase or decrease in width or length of the building.

Specifications. On page 82 of Appendix B appears a schedule and index for all residential buildings, and page 83 is a tabulation of the specifications for each of six classes adopted. Separately, they are repeated in each type, on a page preceding the tables for each class.

These are not technically described, but are intended to cover those characteristics which would ordinarily be seen and noted by an inspector. They typify dwellings of certain price classes and represent average practice in residential construction. Many buildings will be found which do not conform in some respects to the standards set up herein; they may be reconciled by adjustments made with the help of the table of variations on page 141 of Appendix B, and by comparison with prices in other types of construction, or in other classes.

In other than single family residences, specifications as to equipment assume similar installations for each unit served.

Buildings in Group R4, denominated "Siamese," are of the type common in many of our older cities; their distinguishing feature is the consolidation of similar, independently occupied units by the use of common or party walls. This style of structure frequently occurs in very small sizes; the tables given cover the range of dimensions likely to be found. The prices shown are based upon costs of an eight unit structure, analysis of other multiples having proved that the unit cost will vary but little from this standard, 5 per cent greater in a four-unit and 5 per cent less in one having sixteen sections.

Although the size and layout of apartment buildings will somewhat affect their unit cost, the variation is not so great as to justify setting up extensive tables, as has been done for the preceding sections. The types of construction in this style of dwelling are comparatively few, and costs for these have been condensed into one tabulation. It will be noted that in low buildings the relatively constant cost of the foundation and of the roof produces progressively lower unit costs as the number of floors increases, up to a critical height of, say four stories; beyond that point foundations must be increased to comply with structural requirements, the effect of auxiliary equipment costs, such as elevators and pumps, increases, and the cost of handling materials of construction becomes progressively greater with greater height. For these reasons, the trend reverses and the unit cost becomes greater as the number of stories is increased. This is a point seldom brought out.

In types R6 and R7 the classification does not follow strictly that set up for the first five sections. There is some similarity, however, in effect; a class 1 garage will prob-

ably occur in conjunction with a class 1 or class 2 residence.

The composite garages and living quarters conform to the specifications for each of the combinations indicated; class 3 is similar to class 3 in R6, ordinary garages, and its upper floor is like that in a class 3 residence. So, too, a class 6 is of superior quality and resembles a class 4 residence in the development of its upper floor.

Application of Tables. In the lower grades of groups R1 and R3, prices are given for $1\frac{1}{2}$ story dwellings; generally speaking, those buildings in which the exterior walls are carried to a height of three or four feet above the first story may be considered as having $1\frac{1}{2}$ stories. Judgment must be used in defining story heights, as the area made available by certain styles of roof and the interior construction may justify classifying one building as 1 story and attic, another apparently much the same, as $1\frac{1}{2}$ story, and a third might be the equivalent of a 2 story structure. In certain types and classes the specifications will be found to call for full development of the attic area.

In classes 1 to 3 of the first four types prices are given both with and without basement; incidentally, it will be noted that the auxiliary prices per linear foot of wall appear inconsistent in that those for structures having a full basement are slightly less than those with none. This is due to the fact that in the first case, excavation for the foundation wall becomes part of the pit and is included in the area price, whereas the cost of trench excavation for those without basement is added to the wall price.

In all classes better than the third, prices are shown only for structures with basement, as such buildings are

almost invariably so constructed, in this latitude.

Apartment buildings, or rather tenements, in class 1 are listed only as of wood construction; in class 2, they are shown as either wood or wall-bearing; in class 3 modern fireproof construction is added. All of the foregoing are of the walk-up type. Classes 4, 5 and 6 are all of modern fireproof construction, with

elevators and other mechanical equipment; they differ in the quantity and the quality of appointments.

The schedule of prices for variations from standard, shown on page 141 of Appendix B is for use in reconciling minor deviations from those types and classes definitely priced; for appraising the interior of wings and minor annexes; and for pricing porches and verandas.

APPRAISAL OF COMMERCIAL BUILDINGS

Industrial and purely commercial buildings are grouped together, inasmuch as many types are used for either purpose, or commonly for both. An office building may be occupied by numerous tenants, and a similar structure may be found as administrative headquarters in an industrial plant. The same type of building which houses stores and lofts will serve equally well for light manufacturing.

Therefore, the grouping of commercial buildings in Appendix C is based generally upon the use for which the structure was designed or is suitable (not necessarily the use to which it is now devoted). For various uses, certain types of construction have been and are presently favored; these are, broadly, (1) plain wooden construction, in which, however, combinations of light metal frame or siding may appear; (2) wall-bearing, built of (A) tile or of (B) brick; (3) steel frame carrying the upper floors and roof, with curtain walls of (A) tile or of (B) brick; (4) fireproof construction, in which the frame carrying floors and roof is either of steel, encased for fire protection, or of reinforced concrete. In most buildings of types 3 and 4, the brick curtain walls consist of tile backing, veneered with brick; in other than industrial buildings, this facing of brick is usually of superior quality,

especially upon those exterior walls which are exposed to public view.

In each group such types of construction as are commonly found therein have been adopted as standard, and are tabulated in Appendix C according to the combinations of stories and floor spacing that ordinarily occur. The diversification of size and of shape in these buildings is so great as to preclude tabulating specific total costs. The most practical method of supplying the required unit prices is, for most of the standards adopted, in terms of a linear foot of exterior wall, and of a square foot of included area. By this means, a building of any size or shape may be far more accurately appraised than by the use of square or cubic foot units.

An additional advantage so secured is that the proper adjustment may readily be made for the frequently found combinations of structures, such as in industrial plants where similar or dissimilar units have common walls. In mill type buildings, such as erecting shops, forge shops, and so forth, these contiguous units often have no separating walls, but do have foundations and piers in common. For this reason, the perimeter prices for group C2 have been apportioned between foundation, steel frame, and wall panel; by judicious selection of prices these composite structures may thus be appraised

as in drawing off a more detailed bill of material.

Application of Tables. Many buildings will be found which do not conform exactly to the specifications set up for the standards adopted herein. Their appraisal may be effected by selecting a price per foot of wall from one table, a price for area from another in which the floor and roof construction is more like that under consideration, and, perhaps, the addition of partitions computed from the table of variations on page 182, Appendix C.

Group C1 includes 1-story buildings of shed type, not necessarily small, but essentially mere housings, whether of brick or lighter construction. Two types of construction are priced, in three wall heights.

Group C2 represents mill-type construction, in which a steel frame carries the roof of a one-story building, usually of considerable height; this frame also carries crane runways, as a rule. The tables provide for two types of enclosing walls, and three wall heights.

Group C3 comprises most one-story buildings used for manufacturing or storage; four types of construction are listed, in three wall heights.

Group C4 covers multi-story buildings such as lofts and manufacturing buildings; they are shown in four types of construction, for two floor spacings; two classes of type 3B are listed, number 2 being heavier and generally better than number one. Elevators have been included in the cost of all structures above three stories in height.

Group C5 includes five types of buildings commonly used as stores, or sometimes for light manufacturing. Three different floor spacings are tabulated; elevator costs are included for those above three stories high.

Group C6 covers the same types as C5, but the prices of these store buildings include the cost of developing upper floors for office use. These com-

posite structures are priced for three floor spacings, but only up to four stories high.

Group C7 is similar to C6, save that the upper floors are equipped for use as apartments; the latter are similar in equipment and finish to Class 3 in the residential group.

Group C8 comprises office buildings. Those of Type 2B, plain wall-bearing brick, occur in a wide diversity of sizes and therefore have been priced by linear foot of wall and square foot of area. The two classes of fireproof construction are priced per square foot of floor area; these unit prices to be applied to the gross area of floor space, including sub-floors. Elevators, plumbing and heating are included in these unit prices.

Group C9 includes several varieties of hotels. Type 1-1 is representative of the ordinary wooden country hotel, with very little plumbing, and meager equipment throughout. Type 1-2 is a wooden structure, well built and well appointed, such as are found at the better summer resorts. Type 2B is the ordinary wall-bearing brick, with running water in rooms, but a limited number of baths and other plumbing. Type 4B-1 is representative of the modern standard fireproof hotel, with bath for every room and good equipment throughout. Type 4B-2 is essentially the same structure as 4B-1, with more embellishment, exterior and interior, and with superior equipment.

The table of variations in price, on page 182 of Appendix C, lists those items which may frequently be useful in adjusting certain features that will be found in specific buildings.

No plumbing has been included in the standard prices for groups 1 to 4; partitions are not included in groups 1 to 5, and elevators only where specified. Heating has not been included in the tabulated unit prices for most groups, but the amount to be added is shown as a separate item.

BUILDING DEPRECIATION

Volumes can be written about depreciation, and elaborate tables and rules devised by which rates accomplish for various purposes, such as accounting, prudent retirement of capital, etc., the desired result. It is not practicable to use such refinement for comprehensive valuation, such as in assessing for taxation; even were the data available in dependable form, the assessor might not be justified for various reasons in following such methods. His duty is to determine, with such accuracy as the limits of time and expense allow, the depreciated value of property, not necessarily to its present owner, but upon the open market.

Real estate is subject to depreciation, both physical deterioration and that known as functional depreciation which evinces itself by lessened productivity, or ability to produce in competition with other units.

Age alone is a very unreliable criterion of condition; the use to which property is devoted; the standard of maintenance; climatic conditions, and other factors will produce widely different conditions in structures which are of the same age.

Age is, however, a factor to be considered. Time takes its toll not only in physical decrepitude but also in obsolescence. Fashions change in buildings, as in all else; improvements in equipment are constantly being devised, and that structure, residential or commercial which becomes out of date and undesirable, pays the penalty in lowered productivity.

Therefore, to serve as a guide to consistency in determining depreciation allowances the following table is included. On this, the observed condition indicated as E, excellent, and so on, is interpreted into present condition according to the time since construction or major reconstruction. It may be assumed that thorough rehabilitation will virtually restore the building to a new condition, both physically and functionally.

As a further guide, it may be borne in mind that buildings in a given district are usually contemporaneous, and, moreover, are probably occupied by the same general type of tenants and maintained to about the same standard.

TABLE OF PHYSICAL AND ECONOMIC DEPRECIATION FOR BUILDING VALUATION

OBSERVED PHYSICAL CONDITION		YEARS SINCE CONSTRUCTION OR SINCE MAJOR RE-CONSTRUCTION							CONDITION PERCENT
		5	10	20	30	40	50	75	
E	excellent	90	85	80	70	65	60	55	
VG	very good	80	75	70	65	60	55	50	
G	good	75	70	65	60	55	50	45	
F	fair	70	65	60	55	50	45	40	
P	poor	60	55	50	45	40	35	30	
VP	very poor	50	45	40	35	30	25	20	
B	bad	40	35	30	25	20	15	10	
U	barely useful	30	25	20	20	15	10	10	

APPENDIX A
TABLES FOR LAND APPRAISAL

TABLE L.1
FOR 100 FT. STANDARD
VALUE OF GIVEN DEPTH IN PERCENT OF STANDARD DEPTH

DEPTH	VALUE	DEPTH	VALUE	DEPTH	VALUE	DEPTH	VALUE	DEPTH	VALUE
1	10.0	51	71.4	101	100.5	151	122.9	205	143.2
2	14.1	2	72.1	2	101.0	2	123.3	10	144.9
3	17.3	3	72.8	3	101.5	3	123.7	15	146.6
4	20.0	4	73.5	4	102.0	4	124.1	20	148.3
5	22.4	5	74.1	5	102.5	5	124.5	25	150.0
6	24.5	6	74.8	6	103.0	6	124.9	30	151.7
7	26.5	7	75.5	7	103.4	7	125.3	35	153.3
8	28.3	8	76.2	8	103.9	8	125.7	40	154.9
9	30.0	9	76.8	9	104.4	9	126.1	45	156.5
10	31.6	60	77.5	110	104.9	160	126.5	250	158.1
1	33.2	1	78.1	1	105.4	1	126.9	55	159.7
2	34.6	2	78.7	2	105.8	2	127.3	60	161.3
3	36.1	3	79.4	3	106.3	3	127.7	65	162.8
4	37.4	4	80.0	4	106.8	4	128.1	70	164.3
5	38.7	5	80.6	5	107.2	5	128.5	75	165.8
6	40.0	6	81.2	6	107.7	6	128.8	80	167.3
7	41.2	7	81.9	7	108.2	7	129.2	85	168.8
8	42.4	8	82.5	8	108.6	8	129.6	90	170.3
9	43.6	9	83.1	9	109.1	9	130.0	95	171.8
20	44.7	70	83.7	120	109.5	170	130.4	300	173.2
1	45.8	1	84.3	1	110.0	1	130.8	05	174.6
2	46.9	2	84.9	2	110.5	2	131.2	10	176.1
3	48.0	3	85.4	3	110.9	3	131.5	15	177.5
4	49.0	4	86.0	4	111.4	4	131.9	20	178.9
5	50.0	5	86.6	5	111.8	5	132.3	25	180.3
6	51.0	6	87.2	6	112.3	6	132.7	30	181.7
7	52.0	7	87.8	7	112.7	7	133.0	35	183.0
8	52.9	8	88.3	8	113.1	8	133.4	40	184.4
9	53.9	9	88.9	9	113.6	9	133.8	45	185.7
30	54.8	80	89.4	130	114.0	180	134.2	350	187.1
1	55.7	1	90.0	1	114.8	1	134.5	55	188.4
2	56.6	2	90.6	2	114.9	2	134.9	60	189.7
3	57.5	3	91.1	3	115.3	3	135.3	65	191.1
4	58.3	4	91.7	4	115.8	4	135.7	70	192.4
5	59.2	5	92.2	5	116.2	5	136.0	75	193.7
6	60.0	6	92.7	6	116.6	6	136.4	80	194.9
7	60.8	7	93.3	7	117.1	7	136.8	85	196.2
8	61.6	8	93.8	8	117.5	8	137.1	90	197.5
9	62.5	9	94.3	9	117.9	9	137.5	95	198.8
40	63.3	90	94.9	140	118.3	190	137.8	400	200.0
1	64.0	1	95.4	1	118.7	1	138.2	10	202.5
2	64.8	2	95.9	2	119.2	2	138.6	20	204.9
3	65.6	3	96.4	3	119.6	3	138.9	30	207.4
4	66.3	4	97.0	4	120.0	4	139.3	40	209.8
5	67.1	5	97.5	5	120.4	5	139.6	50	212.1
6	67.8	6	98.0	6	120.8	6	140.0	60	214.5
7	68.6	7	98.5	7	121.2	7	140.4	70	216.8
8	69.3	8	99.0	8	121.7	8	140.7	80	219.1
9	70.0	9	99.5	9	122.1	9	141.1	90	221.4
50	70.7	100	100.0	150	122.5	200	141.4	500	223.6

TABLE I.2
FOR 120 FT. STANDARD
VALUE OF GIVEN DEPTH IN PERCENT OF STANDARD DEPTH

DEPTH	VALUE	DEPTH	VALUE	DEPTH	VALUE	DEPTH	VALUE	DEPTH	VALUE
1	9.1	51	65.2	101	91.7	151	112.2	205	130.6
2	12.9	2	65.8	2	92.2	2	112.6	10	132.2
3	15.3	3	66.5	3	92.7	3	112.9	15	133.8
4	18.3	4	67.1	4	93.1	4	113.3	20	135.4
5	20.4	5	67.7	5	93.5	5	113.7	25	136.9
6	22.4	6	68.3	6	94.0	6	114.0	30	138.5
7	24.2	7	68.9	7	94.4	7	114.4	35	140.0
8	25.8	8	69.5	8	94.9	8	114.8	40	141.5
9	27.4	9	70.1	9	95.4	9	115.1	45	142.9
10	28.9	60	70.7	110	95.7	160	115.5	250	144.3
1	30.3	1	71.3	1	96.2	1	115.8	55	145.7
2	31.6	2	71.9	2	96.6	2	116.2	60	147.1
3	32.9	3	72.5	3	97.0	3	116.6	65	148.6
4	34.2	4	73.0	4	97.5	4	116.9	70	150.0
5	35.4	5	73.6	5	97.9	5	117.3	75	151.4
6	36.5	6	74.2	6	98.3	6	117.6	80	152.7
7	37.6	7	74.7	7	98.7	7	118.0	85	154.0
8	38.7	8	75.3	8	99.2	8	118.3	90	155.4
9	39.8	9	75.8	9	99.6	9	118.7	95	156.7
20	40.8	70	76.4	120	100.0	170	119.0	300	158.0
1	41.8	1	76.9	1	100.4	1	119.4	05	159.4
2	42.8	2	77.5	2	100.8	2	119.7	10	160.7
3	43.8	3	78.0	3	101.2	3	120.1	15	162.0
4	44.7	4	78.5	4	101.7	4	120.4	20	163.3
5	45.6	5	79.1	5	102.1	5	120.8	25	164.5
6	46.6	6	79.6	6	102.5	6	121.1	30	165.8
7	47.4	7	80.1	7	102.9	7	121.5	35	167.0
8	48.3	8	80.6	8	103.3	8	121.8	40	168.3
9	49.2	9	81.1	9	103.7	9	122.1	45	169.5
30	50.0	80	81.7	130	104.1	180	122.5	350	170.8
1	50.8	1	82.2	1	104.5	1	122.8	55	172.0
2	51.6	2	82.7	2	104.9	2	123.2	60	173.2
3	52.4	3	83.2	3	105.3	3	123.5	65	174.4
4	53.2	4	83.7	4	105.6	4	123.8	70	175.5
5	54.0	5	84.2	5	106.1	5	124.2	75	176.7
6	54.8	6	84.7	6	106.5	6	124.5	80	177.9
7	55.5	7	85.2	7	106.9	7	124.8	85	179.0
8	56.3	8	85.6	8	107.2	8	125.2	90	180.2
9	57.0	9	86.1	9	107.6	9	125.5	95	181.4
40	57.7	90	86.6	40	108.0	190	125.8	400	182.6
1	58.5	1	87.1	1	108.4	1	126.2	10	184.8
2	59.2	2	87.6	2	108.8	2	126.5	20	187.0
3	59.9	3	88.0	3	109.2	3	126.8	30	189.3
4	60.6	4	88.5	4	109.5	4	127.2	40	191.5
5	61.2	5	89.0	5	109.9	5	127.5	50	193.6
6	61.9	6	89.4	6	110.3	6	127.8	60	195.7
7	62.6	7	89.9	7	110.7	7	128.1	70	197.9
8	63.3	8	90.4	8	111.1	8	128.5	80	200.0
9	63.9	9	90.8	9	111.4	9	128.8	90	202.1
50	64.6	100	91.3	150	111.8	200	129.1	500	204.1

TABLE L.3
FOR 130 FT. STANDARD
VALUE OF GIVEN DEPTH IN PERCENT OF STANDARD DEPTH

DEPTH	VALUE	DEPTH	VALUE	DEPTH	VALUE	DEPTH	VALUE	DEPTH	VALUE
1	8.8	51	62.6	101	88.1	151	107.7	205	125.5
2	12.4	2	63.2	2	88.6	2	108.0	10	127.0
3	15.2	3	63.9	3	89.0	3	108.4	15	128.5
4	17.5	4	64.4	4	89.4	4	108.7	20	130.0
5	19.6	5	65.0	5	89.8	5	109.1	25	131.5
6	21.5	6	65.6	6	90.3	6	109.5	30	132.9
7	23.2	7	66.2	7	90.7	7	109.8	35	134.4
8	24.8	8	66.8	8	91.2	8	110.2	40	135.8
9	26.3	9	67.4	9	91.6	9	110.5	45	137.1
10	27.7	60	68.0	110	92.0	160	110.9	250	138.6
1	29.1	1	68.5	1	92.4	1	111.2	55	140.0
2	30.3	2	69.0	2	92.8	2	111.5	60	141.3
3	31.6	3	69.6	3	93.2	3	111.9	65	142.6
4	32.8	4	70.2	4	93.6	4	112.3	70	144.0
5	33.9	5	70.7	5	94.1	5	112.5	75	145.4
6	35.0	6	71.3	6	94.4	6	112.9	80	146.6
7	36.2	7	71.8	7	94.8	7	113.2	85	148.0
8	37.2	8	72.3	8	95.3	8	113.6	90	149.2
9	38.2	9	72.8	9	95.7	9	114.0	95	150.5
20	39.2	70	73.3	120	96.1	170	114.3	300	151.8
1	40.2	1	73.9	1	96.4	1	114.6	05	153.0
2	41.1	2	74.4	2	96.8	2	115.0	10	154.3
3	42.0	3	75.0	3	97.2	3	115.3	15	155.5
4	42.9	4	75.4	4	97.6	4	115.6	20	156.7
5	43.8	5	75.9	5	98.0	5	116.0	25	158.0
6	44.7	6	76.4	6	98.4	6	116.2	30	159.1
7	45.5	7	76.9	7	98.8	7	116.5	35	160.4
8	46.4	8	77.4	8	99.2	8	116.9	40	161.5
9	47.2	9	77.9	9	99.6	9	117.2	45	162.8
30	48.0	80	78.4	130	100.0	180	117.5	350	164.0
1	48.8	1	78.9	1	100.4	1	117.9	55	165.1
2	49.6	2	79.4	2	100.7	2	118.2	60	166.3
3	50.3	3	79.9	3	101.0	3	118.5	65	167.5
4	51.1	4	80.4	4	101.5	4	118.9	70	168.5
5	51.8	5	80.8	5	101.8	5	119.2	75	169.7
6	52.6	6	81.3	6	102.2	6	119.5	80	170.9
7	53.3	7	81.8	7	102.5	7	119.8	85	172.0
8	54.1	8	82.2	8	103.0	8	120.2	90	173.1
9	54.7	9	82.7	9	103.4	9	120.5	95	174.2
40	55.4	90	83.2	140	103.7	190	120.8	400	175.4
1	56.1	1	83.6	1	104.0	1	121.1	10	177.5
2	56.8	2	84.1	2	104.5	2	121.5	20	179.6
3	57.5	3	84.6	3	104.8	3	121.7	30	181.7
4	58.2	4	85.0	4	105.1	4	122.0	40	183.9
5	58.8	5	85.4	5	105.5	5	122.4	50	186.0
6	59.4	6	85.9	6	105.9	6	122.6	60	188.0
7	60.0	7	86.4	7	106.3	7	123.0	70	190.0
8	60.7	8	86.8	8	106.6	8	123.3	80	192.0
9	61.4	9	87.2	9	107.0	9	123.6	90	194.0
50	61.9	100	87.7	150	107.4	200	124.0	500	196.0

TABLE L.4
FOR 140 FT. STANDARD
VALUE OF GIVEN DEPTH IN PERCENT OF STANDARD DEPTH

DEPTH	VALUE	DEPTH	VALUE	DEPTH	VALUE	DEPTH	VALUE	DEPTH	VALUE
1	8.5	51	60.4	101	84.9	151	103.8	205	121.0
2	12.0	2	61.0	2	85.4	2	104.2	10	122.4
3	14.6	3	61.6	3	85.8	3	104.5	15	123.9
4	16.9	4	62.1	4	86.2	4	104.9	20	125.3
5	18.9	5	62.7	5	86.6	5	105.2	25	126.7
6	20.7	6	63.2	6	87.0	6	105.5	30	128.1
7	22.4	7	63.8	7	87.4	7	105.9	35	129.5
8	23.9	8	64.4	8	87.8	8	106.2	40	130.9
9	25.4	9	64.9	9	88.2	9	106.5	45	132.3
10	26.7	60	65.4	110	88.6	160	106.9	250	133.6
1	28.0	1	66.0	1	89.0	1	107.2	55	135.0
2	29.3	2	66.6	2	89.4	2	107.5	60	136.2
3	30.5	3	67.1	3	89.8	3	107.9	65	137.5
4	31.6	4	67.6	4	90.2	4	108.2	70	138.8
5	32.7	5	68.2	5	90.6	5	108.5	75	140.1
6	33.8	6	68.7	6	91.0	6	108.8	80	141.4
7	34.8	7	69.2	7	91.4	7	109.2	85	142.6
8	35.8	8	69.7	8	91.8	8	109.5	90	145.8
9	36.8	9	70.2	9	92.2	9	109.8	95	145.0
20	37.8	70	70.7	120	92.6	170	110.1	300	146.3
1	38.7	1	71.2	1	93.0	1	110.5	05	147.5
2	39.7	2	71.7	2	93.4	2	110.8	10	148.7
3	40.5	3	72.2	3	93.7	3	111.0	15	149.9
4	41.4	4	72.7	4	94.1	4	111.4	20	151.1
5	42.3	5	73.2	5	94.5	5	111.7	25	152.2
6	43.2	6	73.7	6	94.8	6	112.0	30	153.4
7	43.9	7	74.2	7	95.2	7	112.4	35	154.6
8	44.7	8	74.6	8	95.6	8	112.7	40	155.8
9	45.5	9	75.2	9	96.0	9	113.0	45	156.9
30	46.3	80	75.6	130	96.4	180	113.3	350	158.0
1	47.1	1	76.1	1	96.7	1	113.6	55	159.1
2	47.8	2	77.6	2	97.1	2	113.9	60	160.2
3	48.5	3	77.0	3	97.4	3	114.3	65	161.4
4	49.3	4	77.4	4	97.8	4	114.6	70	162.5
5	50.0	5	77.9	5	98.2	5	114.9	75	163.6
6	50.7	6	78.4	6	98.6	6	115.2	80	164.7
7	51.4	7	78.8	7	98.9	7	115.5	85	165.7
8	52.1	8	79.3	8	99.3	8	115.8	90	166.8
9	52.8	9	79.8	9	99.7	9	116.1	95	167.9
40	53.4	90	80.2	140	100.0	190	116.4	400	169.0
1	54.2	1	80.6	1	100.3	1	116.7	10	171.0
2	54.8	2	81.1	2	100.7	2	117.0	20	173.1
3	55.4	3	81.5	3	101.0	3	117.3	30	175.1
4	56.0	4	82.0	4	101.4	4	117.6	40	177.2
5	56.7	5	82.4	5	101.7	5	117.9	50	179.2
6	57.4	6	82.8	6	102.1	6	118.2	60	181.2
7	58.0	7	83.2	7	102.5	7	118.5	70	183.1
8	58.6	8	83.7	8	102.8	8	118.8	80	185.0
9	59.2	9	84.1	9	103.1	9	119.1	90	187.0
50	59.7	100	84.5	150	103.5	200	119.5	500	189.0

TABLE I.5
FOR 150 FT. STANDARD
VALUE OF GIVEN DEPTH IN PERCENT OF STANDARD DEPTH

DEPTH	VALUE	DEPTH	VALUE	DEPTH	VALUE	DEPTH	VALUE	DEPTH	VALUE
1	8.2	51	58.3	101	82.0	151	100.4	205	116.9
2	11.5	2	58.9	2	82.4	2	100.7	10	118.3
3	14.1	3	59.4	3	82.8	3	101.0	15	119.7
4	16.3	4	60.0	4	83.3	4	101.4	20	121.1
5	18.3	5	60.5	5	83.7	5	101.7	25	122.5
6	20.0	6	61.1	6	84.1	6	102.0	30	123.8
7	21.6	7	61.6	7	84.5	7	102.3	35	125.1
8	23.2	8	62.2	8	84.9	8	102.6	40	126.5
9	24.5	9	62.7	9	85.2	9	103.0	45	127.8
10	25.8	60	63.2	110	85.6	160	103.3	250	129.1
1	27.2	1	63.8	1	86.0	1	103.6	55	130.4
2	28.3	2	64.3	2	86.4	2	103.9	60	131.7
3	29.4	3	64.8	3	86.8	3	104.2	65	132.9
4	30.6	4	65.3	4	87.2	4	104.5	70	134.2
5	31.6	5	65.8	5	87.6	5	104.8	75	135.4
6	32.7	6	66.3	6	87.9	6	105.2	80	136.6
7	33.7	7	66.8	7	88.3	7	105.5	85	137.8
8	34.6	8	67.3	8	88.7	8	105.8	90	139.0
9	35.6	9	67.8	9	89.0	9	106.2	95	140.2
20	36.5	70	68.3	120	89.4	170	106.4	300	141.4
1	37.4	1	68.8	1	89.8	1	106.7	05	142.6
2	38.3	2	69.3	2	90.2	2	107.0	10	143.8
3	39.2	3	69.8	3	90.6	3	107.3	15	144.9
4	40.0	4	70.3	4	90.9	4	107.7	20	146.0
5	40.8	5	70.7	5	91.3	5	108.0	25	147.1
6	41.6	6	71.2	6	91.7	6	108.2	30	148.2
7	42.4	7	71.6	7	92.0	7	108.5	35	149.4
8	43.2	8	72.1	8	92.4	8	108.8	40	150.5
9	44.0	9	72.6	9	92.7	9	109.2	45	151.6
30	44.7	80	73.0	130	93.1	180	109.5	350	152.7
1	45.5	1	73.5	1	93.4	1	109.8	55	153.8
2	46.2	2	73.9	2	93.8	2	110.1	60	154.9
3	46.9	3	74.4	3	94.2	3	110.4	65	155.9
4	47.6	4	74.8	4	94.5	4	110.7	70	157.0
5	48.3	5	75.3	5	94.8	5	111.0	75	158.0
6	49.0	6	75.7	6	95.2	6	111.3	80	159.0
7	49.7	7	76.1	7	95.6	7	111.7	85	160.1
8	50.3	8	76.6	8	95.9	8	112.0	90	161.1
9	51.0	9	77.0	9	96.2	9	112.2	95	162.2
40	51.7	90	77.4	140	96.6	190	112.5	400	163.2
1	52.3	1	77.9	1	97.0	1	112.8	10	165.2
2	52.9	2	78.3	2	97.3	2	113.1	20	167.3
3	53.6	3	78.7	3	97.6	3	113.4	30	169.3
4	54.2	4	79.2	4	98.0	4	113.7	40	171.3
5	54.8	5	79.6	5	98.3	5	114.0	50	173.2
6	55.4	6	80.0	6	98.6	6	114.3	60	175.0
7	56.0	7	80.4	7	99.0	7	114.6	70	176.9
8	56.6	8	80.8	8	99.4	8	114.8	80	178.8
9	57.2	9	81.2	9	99.7	9	115.1	90	180.7
50	57.8	100	81.6	150	100.0	200	115.4	500	182.5

TABLE L.6
FOR 200 FT. STANDARD
VALUE OF GIVEN DEPTH IN PERCENT OF STANDARD DEPTH

DEPTH	VALUE	DEPTH	VALUE	DEPTH	VALUE	DEPTH	VALUE	DEPTH	VALUE
1	7.1	51	50.5	101	71.1	152	87.2	255	112.9
2	10.0	2	51.0	2	71.4	54	87.8	60	114.0
3	12.3	3	51.5	3	71.8	56	88.4	65	115.1
4	14.1	4	52.0	4	72.2	58	88.9	70	116.2
5	15.8	5	52.4	5	72.5	60	89.5	75	117.3
6	17.3	6	52.9	6	72.8	62	90.0	80	118.3
7	18.7	7	53.4	7	73.2	64	90.6	85	119.4
8	20.0	8	53.9	8	73.5	66	91.1	90	120.5
9	21.2	9	54.3	9	73.8	68	91.7	95	121.5
10	22.4	60	54.8	110	74.2	170	92.2	300	122.5
1	23.5	1	55.2	1	74.5	72	92.7	05	123.5
2	24.5	2	55.7	2	74.8	74	93.3	10	124.5
3	25.5	3	56.1	3	75.2	76	93.8	15	125.5
4	26.5	4	56.6	4	75.5	78	94.3	20	126.5
5	27.4	5	57.0	5	75.8	80	94.8	25	127.5
6	28.3	6	57.4	6	76.2	82	95.4	30	128.5
7	29.2	7	57.9	7	76.5	84	95.9	35	129.5
8	30.0	8	58.3	8	76.8	86	96.4	40	130.4
9	30.8	9	58.8	9	77.2	88	97.0	45	131.4
20	31.6	70	59.2	120	77.5	190	97.5	350	132.4
1	32.4	1	59.6	1	77.8	92	98.0	55	133.3
2	33.2	2	60.0	2	78.1	94	98.5	60	134.2
3	33.9	3	60.4	3	78.4	96	99.0	65	135.1
4	34.7	4	60.8	4	78.8	98	99.5	70	136.0
5	35.4	5	61.2	5	79.1	200	100.0	75	137.0
6	36.1	6	61.6	6	79.4	02	100.5	80	137.9
7	36.7	7	62.0	7	79.7	04	101.0	85	138.7
8	37.4	8	62.4	8	80.0	06	101.5	90	139.6
9	38.1	9	62.8	9	80.3	08	102.0	95	140.5
30	38.7	80	63.2	130	80.6	210	102.5	400	141.4
1	39.4	1	63.6	1	80.9	12	103.0	05	142.3
2	40.0	2	64.0	2	81.2	14	103.5	10	143.2
3	40.6	3	64.4	3	81.6	16	103.9	15	144.0
4	41.2	4	64.8	4	81.9	18	104.4	20	144.9
5	41.8	5	65.2	5	82.2	20	104.9	25	145.8
6	42.4	6	65.6	6	82.5	22	105.4	30	146.6
7	43.0	7	66.0	7	82.8	24	105.8	35	147.5
8	43.6	8	66.3	8	83.1	26	106.3	40	148.4
9	44.2	9	66.7	9	83.4	28	106.8	45	149.2
40	44.7	90	67.1	140	83.7	230	107.3	450	150.0
1	45.2	1	67.4	1	84.0	32	107.7	55	150.8
2	45.8	2	67.8	2	84.3	34	108.2	60	151.7
3	46.4	3	68.2	3	84.6	36	108.6	65	152.5
4	46.9	4	68.6	4	84.8	38	109.1	70	153.4
5	47.5	5	68.9	5	85.2	40	109.5	75	154.2
6	48.0	6	69.3	6	85.4	42	110.0	80	155.0
7	48.5	7	69.6	7	85.7	44	110.5	85	155.8
8	49.0	8	70.0	8	86.0	46	110.9	90	156.5
9	49.5	9	70.4	9	86.3	48	111.4	95	157.3
50	50.0	100	70.8	150	86.6	250	111.8	500	158.1

TABLE L.7
FOR 300 FT. STANDARD
VALUE OF GIVEN DEPTH IN PERCENT OF STANDARD DEPTH

DEPTH	VALUE	DEPTH	VALUE	DEPTH	VALUE	DEPTH	VALUE	DEPTH	VALUE
1	5.8	51	41.2	102	58.3	202	82.0	305	100.8
2	8.2	2	41.6	04	58.9	04	82.5	10	101.6
3	10.0	3	42.0	06	59.4	06	82.9	15	102.5
4	11.5	4	42.4	08	60.0	08	83.3	20	103.3
5	12.9	5	42.8	10	60.6	10	83.7	25	104.1
6	14.1	6	43.2	12	61.1	12	84.1	30	104.9
7	15.3	7	43.6	14	61.6	14	84.5	35	105.7
8	16.3	8	44.0	16	62.2	16	84.8	40	106.5
9	17.3	9	44.4	18	62.7	18	85.2	45	107.2
10	18.3	60	44.7	120	63.2	220	85.6	350	108.0
1	19.1	1	45.1	22	63.8	22	86.0	55	108.7
2	20.0	2	45.5	24	64.3	24	86.4	60	109.5
3	20.8	3	45.8	26	64.8	26	86.8	65	110.2
4	21.6	4	46.2	28	65.3	28	87.2	70	111.0
5	22.4	5	46.5	30	65.8	30	87.6	75	111.8
6	23.1	6	46.8	32	66.3	32	88.0	80	112.5
7	23.8	7	47.2	34	66.8	34	88.4	85	113.3
8	24.5	8	47.6	36	67.3	36	88.8	90	114.0
9	25.2	9	47.9	38	67.8	38	89.1	95	114.7
20	25.8	70	48.3	140	68.3	240	89.5	400	115.5
1	26.5	1	48.6	42	68.8	42	89.8	05	116.2
2	27.1	2	49.0	44	69.3	44	90.2	10	116.9
3	27.7	3	49.3	46	69.8	46	90.6	15	117.6
4	28.3	4	49.7	48	70.3	48	91.0	20	118.3
5	28.9	5	50.0	50	70.8	50	91.3	25	119.0
6	29.4	6	50.4	52	71.2	52	91.6	30	119.7
7	30.0	7	50.7	54	71.7	54	92.0	35	120.4
8	30.5	8	51.0	56	72.2	56	92.4	40	121.1
9	31.1	9	51.3	58	72.6	58	92.8	45	121.7
30	31.6	80	51.6	160	73.0	260	93.1	450	122.4
1	32.1	1	52.0	62	73.5	62	93.5	55	123.1
2	32.7	2	52.3	64	74.0	64	93.8	60	123.8
3	33.2	3	52.6	66	74.4	66	94.2	65	124.5
4	33.7	4	52.9	68	74.8	68	94.6	70	125.1
5	34.2	5	53.2	70	75.3	70	94.9	75	125.8
6	34.6	6	53.5	72	75.8	72	95.2	80	126.4
7	35.1	7	53.8	74	76.2	74	95.6	85	127.1
8	35.6	8	54.2	76	76.6	76	96.0	90	127.7
9	36.0	9	54.5	78	77.0	78	96.3	95	128.4
40	36.5	90	54.8	180	77.5	280	96.6	500	129.0
1	37.0	1	55.1	82	77.9	82	97.0	05	129.7
2	37.4	2	55.4	84	78.3	84	97.3	10	130.4
3	37.8	3	55.7	86	78.8	86	97.6	15	131.0
4	38.3	4	56.0	88	79.2	88	98.0	20	131.6
5	38.7	5	56.3	90	79.6	90	98.3	25	132.2
6	39.2	6	56.6	92	80.0	92	98.6	30	132.9
7	39.6	7	56.9	94	80.4	94	99.0	35	133.5
8	40.0	8	57.2	96	80.8	96	99.3	40	134.1
9	40.4	9	57.5	98	81.2	98	99.7	45	134.8
50	40.8	100	57.8	200	81.6	300	100.0	550	135.4

TABLE L.8
FOR 500 FT. STANDARD
VALUE OF GIVEN DEPTH IN PERCENT OF STANDARD DEPTH

DEPTH	VALUE	DEPTH	VALUE	DEPTH	VALUE	DEPTH	VALUE	DEPTH	VALUE
1	4.5	51	31.9	102	45.2	205	64.0	455	95.4
2	6.3	2	32.3	04	45.6	10	64.8	60	96.0
3	7.7	3	32.6	06	46.1	15	65.6	65	96.5
4	8.9	4	32.9	08	46.5	20	66.4	70	97.0
5	10.0	5	33.2	10	46.9	25	67.1	75	97.5
6	11.0	6	33.5	12	47.3	30	67.8	80	98.0
7	11.8	7	33.8	14	47.8	35	68.6	85	98.5
8	12.7	8	34.1	16	48.2	40	69.3	90	99.0
9	13.4	9	34.3	18	48.6	45	70.0	95	99.5
10	14.1	60	34.6	120	49.0	250	70.7	500	100.0
1	14.8	1	34.9	22	49.4	55	71.4	05	100.5
2	15.5	2	35.2	24	49.8	60	72.1	10	101.0
3	16.1	3	35.5	26	50.2	65	72.8	15	101.5
4	16.7	4	35.8	28	50.6	70	73.5	20	102.0
5	17.3	5	36.0	30	51.0	75	74.2	25	102.5
6	17.9	6	36.3	32	51.4	80	74.8	30	103.0
7	18.4	7	36.6	34	51.8	85	75.5	35	103.5
8	19.0	8	36.9	36	52.2	90	76.2	40	104.0
9	19.5	9	37.1	38	52.6	95	76.8	45	104.4
20	20.0	70	37.4	140	52.9	300	77.5	550	104.8
1	20.5	1	37.7	42	53.3	05	78.1	55	105.3
2	21.0	2	37.9	44	53.7	10	78.8	60	105.8
3	21.4	3	38.2	46	54.0	15	79.4	65	106.3
4	21.9	4	38.5	48	54.4	20	80.0	70	106.7
5	22.4	5	38.7	50	54.8	25	80.6	75	107.2
6	22.8	6	39.0	52	55.2	30	81.2	80	107.7
7	23.2	7	39.3	54	55.5	35	81.8	85	108.2
8	23.7	8	39.5	56	55.9	40	82.5	90	108.6
9	24.1	9	39.8	58	56.2	45	83.1	95	109.0
30	24.5	80	40.0	160	56.6	350	83.7	600	109.5
1	24.9	1	40.2	62	56.9	55	84.3	05	110.0
2	25.3	2	40.5	64	57.3	60	84.8	10	110.5
3	25.7	3	40.7	66	57.6	65	85.4	15	110.9
4	26.1	4	41.0	68	58.0	70	86.0	20	111.3
5	26.5	5	41.2	70	58.3	75	86.6	25	111.7
6	26.8	6	41.5	72	58.7	80	87.2	30	112.2
7	27.2	7	41.7	74	59.0	85	87.8	35	112.6
8	27.6	8	42.0	76	59.3	90	88.3	40	113.1
9	27.9	9	42.2	78	59.7	95	88.9	45	113.6
40	28.3	90	42.4	180	60.0	400	89.4	650	114.0
1	28.6	1	42.7	82	60.4	05	90.0	55	114.5
2	29.0	2	42.9	84	60.7	10	90.6	60	114.9
3	29.3	3	43.1	86	61.0	15	91.2	65	115.3
4	29.7	4	43.4	88	61.3	20	91.6	70	115.7
5	30.0	5	43.6	90	61.6	25	92.2	75	116.1
6	30.3	6	43.8	92	62.0	30	92.8	80	116.6
7	30.7	7	44.0	94	62.3	35	93.3	85	117.0
8	31.0	8	44.3	96	62.6	40	93.8	90	117.5
9	31.3	9	44.5	98	62.9	45	94.3	95	117.9
50	31.6	100	44.7	200	63.2	450	94.9	700	118.3

TABLE I.9

VALUE OF EACH SQUARE FOOT AT GIVEN DEPTH IN PERCENT OF
100 FT. STANDARD FOOT FRONT: For any other standard
depth divide figures in table by one-tenth the square
root of desired standard depth.

DEPTH	VALUE	DEPTH	VALUE	DEPTH	VALUE	DEPTH	VALUE	DEPTH	VALUE	DEPTH	VALUE
1	10.00	41	.786	81	.556	121	.455	161	.395	205	.349
2	4.142	2	.776	2	.552	2	.453	2	.393	10	.346
3	3.179	3	.767	3	.549	3	.451	3	.392	15	.342
4	2.679	4	.758	4	.546	4	.450	4	.391	20	.338
5	2.361	5	.749	5	.543	5	.448	5	.390	25	.334
6	2.134	6	.741	6	.540	6	.446	6	.389	30	.330
7	1.963	7	.733	7	.537	7	.444	7	.388	35	.326
8	1.826	8	.725	8	.534	8	.442	8	.387	40	.323
9	1.716	9	.718	9	.531	9	.440	9	.385	45	.320
10	1.623	50	.711	90	.528	130	.438	170	.384	250	.316
1	1.543	1	.704	1	.525	1	.437	1	.383	55	.313
2	1.475	2	.697	2	.522	2	.436	2	.382	60	.310
3	1.415	3	.690	3	.519	3	.435	3	.381	65	.307
4	1.361	4	.683	4	.516	4	.434	4	.380	70	.305
5	1.313	5	.677	5	.513	5	.431	5	.379	75	.302
6	1.270	6	.671	6	.510	6	.429	6	.378	80	.299
7	1.231	7	.665	7	.507	7	.428	7	.377	85	.296
8	1.195	8	.659	8	.505	8	.426	8	.376	90	.294
9	1.163	9	.653	9	.503	9	.425	9	.374	95	.292
20	1.132	60	.647	100	.501	140	.424	180	.373	300	.289
1	1.104	1	.642	1	.498	1	.422	1	.372	10	.284
2	1.078	2	.637	2	.495	2	.421	2	.371	20	.279
3	1.054	3	.632	3	.492	3	.419	3	.370	30	.275
4	1.032	4	.627	4	.490	4	.417	4	.369	40	.271
5	1.010	5	.622	5	.488	5	.416	5	.368	50	.268
6	.990	6	.617	6	.486	6	.415	6	.367	60	.264
7	.971	7	.612	7	.484	7	.414	7	.366	70	.260
8	.953	8	.608	8	.482	8	.412	8	.365	80	.256
9	.936	9	.604	9	.480	9	.411	9	.364	90	.253
30	.920	70	.600	110	.478	150	.409	190	.363	400	.250
1	.905	1	.596	1	.476	1	.408	1	.362	10	.248
2	.891	2	.592	2	.474	2	.406	2	.361	20	.245
3	.877	3	.588	3	.472	3	.405	3	.360	30	.242
4	.864	4	.584	4	.470	4	.404	4	.359	40	.239
5	.851	5	.580	5	.467	5	.402	5	.358	50	.236
6	.839	6	.576	6	.465	6	.401	6	.357	60	.233
7	.827	7	.572	7	.463	7	.400	7	.356	70	.230
8	.816	8	.568	8	.461	8	.398	8	.355	80	.228
9	.806	9	.564	9	.459	9	.397	9	.354	90	.226
40	.796	80	.560	120	.457	160	.396	200	.353	500	.224

TABLE L.10

REAR ALLEY VALUE, IN PERCENT OF 100 FOOT - STANDARD FOOT FRONT.
For any other standard depth divide figures in table by one-tenth the square root of the desired standard depth.

R E A R A L L E Y W I D T H								
	4	6	8	10	12	14	16	18
L O F T D E P T H	50	2.24	3.16	3.87	4.47	5.00	5.48	5.92
	55	2.34	3.31	4.06	4.69	5.24	5.74	6.20
	60	2.45	3.46	4.24	4.89	5.47	5.99	6.47
	65	2.55	3.61	4.42	5.10	5.70	6.24	6.75
	70	2.65	3.74	4.58	5.29	5.92	6.48	7.00
	75	2.74	3.87	4.74	5.48	6.12	6.71	7.25
	80	2.83	4.00	4.90	5.66	6.32	6.93	7.48
	85	2.92	4.12	5.05	5.83	6.52	7.14	7.71
	90	3.00	4.24	5.20	6.01	6.71	7.35	7.94
	95	3.08	4.36	5.34	6.16	6.89	7.55	8.15
	100	3.16	4.47	5.48	6.32	7.07	7.75	8.37
	125	3.54	5.00	6.12	7.07	7.91	8.66	9.35
	150	3.87	5.48	6.71	7.75	8.66	9.49	10.25
	175	4.18	5.92	7.25	8.37	9.35	10.25	11.07
	200	4.47	6.32	7.75	8.94	10.00	10.95	11.83
	225	4.74	6.71	8.22	9.49	10.61	11.62	12.55
	250	5.00	7.07	8.66	10.00	11.18	12.25	13.23
	275	5.24	7.42	9.08	10.49	11.73	12.85	13.87
	300	5.48	7.75	9.49	10.95	12.25	13.42	14.49
	325	5.70	8.06	9.87	11.40	12.75	13.96	15.08
	350	5.92	8.37	10.25	11.83	13.23	14.49	15.65
	375	6.12	8.66	10.61	12.25	13.69	15.00	16.20
	400	6.32	8.94	10.95	12.65	14.14	15.49	16.73
	500	7.07	10.00	12.25	14.14	15.81	17.32	18.71
R E A R A L L E Y W I D T H								
	20	22	24	26	28	30	40	50
L O F T D E P T H	50	6.71	7.07	7.42	7.74	8.06	8.36	9.75
	55	7.03	7.42	7.77	8.12	8.46	8.78	10.22
	60	7.34	7.75	8.12	8.48	8.83	9.16	10.68
	65	7.65	8.06	8.46	8.83	9.19	9.54	11.11
	70	7.94	8.37	8.77	9.17	9.54	9.90	11.53
	75	8.22	8.66	9.08	9.49	9.87	10.25	11.94
	80	8.49	8.94	9.38	9.80	10.20	10.58	12.33
	85	8.75	9.22	9.67	10.10	10.51	10.91	12.71
	90	9.00	9.49	9.95	10.39	10.82	11.22	13.08
	95	9.25	9.75	10.22	10.68	11.11	11.53	13.43
	100	9.49	10.00	10.49	10.95	11.40	11.83	13.78
	125	10.61	11.18	11.73	12.25	12.75	13.23	15.41
	150	11.62	12.25	12.85	13.42	13.96	14.49	16.88
	175	12.55	13.23	13.87	14.49	15.08	15.65	18.23
	200	13.42	14.14	14.83	15.49	16.12	16.73	19.49
	225	14.23	15.00	15.73	16.43	17.10	17.75	20.68
	250	15.00	15.81	16.58	17.32	18.03	18.71	21.79
	275	15.73	16.58	17.39	18.17	18.91	19.62	22.86
	300	16.43	17.32	18.17	18.97	19.75	20.49	23.87
	325	17.10	18.03	18.91	19.75	20.55	21.33	24.85
	350	17.75	18.71	19.62	20.49	21.33	22.14	25.79
	375	18.37	19.36	20.31	21.21	22.08	22.91	26.69
	400	18.97	20.00	20.98	21.91	22.80	23.66	27.57
	500	21.21	22.36	23.45	24.50	25.50	26.46	30.82

TABLE L.11

VALUE OF LOT WITH SIDE ALLEY FRONTAGE										
RATIO OF ALLEY FRGTG. TO MAIN ST. AF:MF	TO FIND FULL VALUE OF LOT WITH SIDE ALLEY FRONTAGE, COMPUTE ITS VALUE AS AN INSIDE LOT AND MULTIPLY RESULT BY PERCENT GIVEN BELOW.									
	WIDTH OF ALLEY - IN FEET									
	5	10	15	20	25	30	35	40	45	50
1 : 5	101	102	102	103	103	103	104	104	104	105
1 : 4	101	102	103	103	103	104	104	104	105	105
1 : 3	102	103	103	104	104	104	105	105	106	106
1 : 2	102	103	104	104	105	105	106	106	107	107
1 : 1.5	102	103	104	105	105	106	106	107	108	108
1 : 1.25	103	104	105	105	106	106	107	108	108	109
1 : 1	103	104	105	106	107	108	108	109	109	110
1.1: 1	103	104	105	106	107	108	108	109	109	110
1.2: 1	104	105	106	107	107	108	109	110	110	111
1.3: 1	104	105	106	107	108	109	109	110	111	111
1.4: 1	104	105	106	107	108	109	110	111	112	112
1.5: 1	104	105	106	107	108	109	110	111	112	112
1.6: 1	104	106	107	108	109	110	111	112	112	113
1.7: 1	104	106	107	108	109	110	111	112	112	113
1.8: 1	104	106	107	108	109	110	111	112	112	113
1.9: 1	104	106	107	109	109	110	111	112	113	114
2.0: 1	105	107	108	109	110	111	112	113	114	115
2.5: 1	105	107	108	110	111	112	113	114	116	116
3.0: 1	106	108	109	111	112	113	114	115	116	117
3.5: 1	106	108	110	111	113	114	115	116	117	119
4.0: 1	106	109	111	112	114	115	116	118	119	120
4.5: 1	107	109	111	113	115	116	117	119	120	121
5.0: 1	107	109	112	114	116	117	118	120	121	122
5.5: 1	108	109	112	114	116	118	119	121	122	123
6.0: 1	108	110	113	115	117	119	120	122	123	124
6.5: 1	108	111	113	116	117	119	121	122	124	125
7.0: 1	108	112	114	117	118	120	122	123	125	126
8.0: 1	109	112	115	118	119	121	123	124	126	128
9.0: 1	109	113	116	119	121	123	125	127	128	130
10.0: 1	110	114	117	120	122	124	126	128	130	132

TABLE L.12

DOUBLE STREET FRONTAGE, MAIN AND REAR

TO FIND VALUE OF DOUBLE FRONTAGE (Main and Rear) MULTIPLY MAIN STREET BASE PRICE BY PERCENTAGE VALUE OF BLOCK DEPTH (Tables L.1-L.8) AND MULTIPLY THIS RESULT BY PERCENTAGE GIVEN BELOW.

MU MAIN ST. BASE PRICE	RU REAR ST. BASE PRICE IN PERCENT OF MAIN ST. BASE PRICE (MU)									
	10	20	30	40	50	60	70	80	90	100
\$										
100	110	110	110	110	117	126	133	141	149	156
200	111	111	111	111	118	127	134	142	150	158
400	112	112	112	112	120	128	136	143	151	160
600	112	112	112	112	120	128	136	144	152	161
800	113	113	113	113	121	129	137	145	153	162
1000	113	113	113	113	122	129	138	146	154	163
1200	114	114	114	114	122	130	138	146	154	163
1400	114	114	114	114	123	130	139	147	155	164
1600	114	114	114	114	123	130	139	148	155	164
1800	115	115	115	115	123	131	139	148	156	165
2000	115	115	115	115	123	131	140	149	156	165
2500	115	115	115	115	123	131	140	149	157	166
3000	116	116	116	116	124	132	140	150	157	166
3500	116	116	116	116	124	132	141	150	158	167
4000	116	116	116	116	124	133	141	151	159	168
4500	117	117	117	117	125	133	142	151	159	169
5000	117	117	117	117	125	134	142	152	160	170
5500	117	117	117	117	125	134	143	153	161	171
6000	118	118	118	118	126	135	143	153	161	171
6500	118	118	118	118	126	135	144	154	162	172
7000	118	118	118	118	126	136	145	154	163	173
7500	119	119	119	119	127	136	145	155	163	173
8000	119	119	119	119	127	137	146	155	164	174
8500	119	119	119	119	127	137	146	155	165	174
9000	120	120	120	120	128	138	147	156	165	175
9500	120	120	120	120	128	138	147	156	166	175
10000	120	120	120	120	128	139	147	157	166	176
15000	123	123	123	123	131	141	150	160	170	180
20000	125	125	125	125	133	144	153	163	173	184
25000	126	126	126	126	135	146	155	166	176	187
30000	128	128	128	128	137	147	157	168	179	189
35000	130	130	130	130	139	149	160	170	181	192
40000	131	131	131	131	141	151	162	173	184	195
45000	132	132	132	132	142	153	164	175	186	198
50000	133	133	133	133	143	155	167	178	189	200

TABLE L.13-1

CORNER LOT VALUE FOR 200' MAIN ST. (MU)										
RATIO OF CROSS ST. FRONTAGE TO MAIN ST. CF:MF	TO FIND FULL VALUE OF A CORNER LOT, COMPUTE ITS VALUE AS AN INSIDE MAIN STREET LOT AND MULTIPLY BY PERCENT GIVEN BELOW.									
	CROSS ST. BASE PRICE (CU) IN DOLLARS									
	20	40	60	80	100	120	140	160	180	200
1 : 5	105	105	106	106	106	107	107	108	109	109
1 : 4	105	106	106	107	107	108	108	109	109	110
1 : 3	106	107	107	108	108	109	109	110	110	112
1 : 2	107	108	109	109	110	111	112	112	113	114
1 : 1.5	108	109	110	111	111	112	113	114	115	116
1 : 1.25	109	110	111	112	113	114	115	116	117	118
1 : 1	110	111	112	113	114	115	116	117	119	120
1.1: 1	111	112	113	114	115	116	117	118	120	125
1.2: 1	112	113	113	114	116	117	118	119	121	129
1.3: 1	112	113	114	115	116	117	119	120	122	132
1.4: 1	112	114	115	116	117	118	119	121	124	136
1.5: 1	113	114	115	116	117	119	120	122	128	140
1.6: 1	113	114	115	117	118	119	121	122	131	144
1.7: 1	114	115	116	117	118	120	121	123	135	148
1.8: 1	114	116	117	118	119	121	122	124	137	152
1.9: 1	115	116	117	118	119	121	123	127	141	156
2.0: 1	115	116	117	118	120	121	123	130	144	158
2.5: 1	117	118	119	121	122	124	126	141	158	174
3.0: 1	118	120	121	123	124	126	136	153	170	189
3.5: 1	120	121	123	125	126	128	146	165	184	203
4.0: 1	121	123	125	126	128	134	154	174	195	215
4.5: 1	122	124	126	128	130	141	162	183	204	226
5.0: 1	124	126	127	130	133	148	171	193	216	238
5.5: 1	125	127	129	131	133	153	176	200	224	248
6.0: 1	126	128	130	133	136	160	184	209	233	259
6.5: 1	127	129	131	134	140	166	191	216	242	268
7.0: 1	128	130	132	135	144	171	198	224	251	278
8.0: 1	130	132	135	137	153	181	210	239	268	298
9.0: 1	132	134	137	140	162	192	222	252	282	313
10.0: 1	134	136	139	142	170	202	233	265	297	329

TABLE L.13-2

CORNER LOT VALUE FOR 500' MAIN ST. (MU)										
RATIO OF CROSS ST. FRONTAGE TO MAIN ST. CF:MF	TO FIND FULL VALUE OF A CORNER LOT, COMPUTE ITS VALUE AS AN INSIDE MAIN STREET LOT AND MULTIPLY BY PERCENT GIVEN BELOW.									
	CROSS ST. BASE PRICE (CU) IN DOLLARS									
	50	100	150	200	250	300	350	400	450	500
1 : 5	105	106	106	107	107	108	109	110	111	112
1 : 4	105	106	107	107	108	109	110	111	112	113
1 : 3	106	107	108	109	110	111	112	113	114	115
1 : 2	108	109	110	111	112	113	114	116	117	118
1 : 1.5	109	110	111	112	113	115	116	118	120	121
1 : 1.25	110	111	112	113	115	116	118	120	121	123
1 : 1	111	112	114	115	117	118	120	122	124	126
1.1: 1	111	113	115	116	118	119	121	123	125	131
1.2: 1	112	113	115	116	118	120	122	124	126	135
1.3: 1	113	114	116	117	119	121	123	125	127	139
1.4: 1	114	115	116	118	120	122	124	126	129	142
1.5: 1	114	115	117	119	120	122	124	127	133	146
1.6: 1	115	116	117	119	121	123	125	128	136	150
1.7: 1	115	116	118	120	121	124	126	129	140	154
1.8: 1	116	117	118	120	122	125	127	129	142	157
1.9: 1	116	117	119	121	123	125	128	132	146	161
2.0: 1	116	118	119	121	123	126	128	135	149	164
2.5: 1	118	120	122	124	126	129	132	147	163	180
3.0: 1	120	121	124	126	129	132	141	159	177	195
3.5: 1	122	123	126	128	131	134	151	170	189	208
4.0: 1	123	125	127	130	133	139	159	180	200	221
4.5: 1	124	126	128	132	135	146	166	186	210	232
5.0: 1	126	128	131	134	137	153	175	197	221	244
5.5: 1	127	129	132	136	139	158	182	206	230	254
6.0: 1	128	131	134	137	141	165	190	215	240	265
6.5: 1	129	132	135	138	145	170	196	222	248	274
7.0: 1	131	133	136	140	150	176	203	230	257	294
8.0: 1	133	135	139	143	157	186	214	243	273	303
9.0: 1	135	137	141	146	165	195	226	257	288	319
10.0: 1	137	139	144	148	172	206	238	270	302	335

TABLE L.13-3

CORNER LOT VALUE FOR 800\$ MAIN ST. (MU)										
RATIO OF CROSS ST. FRONTAGE TO MAIN ST. CF:MF	TO FIND FULL VALUE OF A CORNER LOT, COMPUTE ITS VALUE AS AN INSIDE MAIN STREET LOT AND MULTIPLY BY PERCENT GIVEN BELOW.									
	CROSS ST. BASE PRICE (CU) IN DOLLARS									
	80	160	240	320	400	480	560	640	720	800
1 : 5	105	106	107	107	108	109	110	111	112	114
1 : 4	106	106	107	108	109	110	111	112	113	115
1 : 3	107	107	108	110	111	112	113	114	116	117
1 : 2	108	109	110	112	113	114	116	118	119	121
1 : 1.5	109	110	112	113	115	117	118	120	122	124
1 : 1.25	110	111	113	115	116	118	120	122	124	127
1 : 1	111	113	115	116	118	120	123	125	127	130
1.1: 1	112	114	115	117	119	121	124	126	129	134
1.2: 1	112	114	116	118	120	122	125	127	131	138
1.3: 1	113	115	117	119	121	123	126	128	132	142
1.4: 1	113	115	117	119	122	124	127	129	134	146
1.5: 1	114	116	118	120	123	125	127	130	137	150
1.6: 1	114	116	119	121	123	126	128	132	140	154
1.7: 1	115	117	119	121	124	127	129	134	144	158
1.8: 1	115	117	119	122	124	127	130	136	147	162
1.9: 1	116	118	120	123	125	128	132	138	150	165
2.0: 1	116	118	121	123	126	129	134	143	153	168
2.5: 1	118	120	123	126	129	132	137	151	166	184
3.0: 1	120	122	125	128	132	136	145	161	180	199
3.5: 1	121	124	127	131	134	140	153	172	192	212
4.0: 1	123	126	129	133	137	144	162	182	203	225
4.5: 1	124	128	131	135	139	150	171	192	214	236
5.0: 1	126	129	133	137	141	156	178	201	224	248
5.5: 1	127	130	134	139	143	162	185	209	233	258
6.0: 1	128	132	136	140	145	168	192	217	242	268
6.5: 1	129	133	137	142	148	174	198	224	251	278
7.0: 1	130	134	139	144	153	180	205	232	260	288
8.0: 1	132	137	141	147	161	190	218	247	276	306
9.0: 1	134	139	144	150	170	200	230	261	292	323
10.0: 1	136	141	146	152	178	208	240	273	306	339

TABLE L.13-4

CORNER LOT VALUE FOR 1000\$ MAIN ST. (MU)										
RATIO OF CROSS ST. FRONTAGE TO MAIN ST. CF:MF	TO FIND FULL VALUE OF A CORNER LOT, COMPUTE ITS VALUE AS INSIDE MAIN STREET LOT AND MULTIPLY BY PERCENT GIVEN BELOW									
	CROSS ST. BASE PRICE (CU) IN DOLLARS									
	100	200	300	400	500	600	700	800	900	1000
1 : 5	105	106	107	108	109	110	111	112	113	115
1 : 4	106	107	108	109	110	111	112	113	115	116
1 : 3	107	108	109	110	111	113	114	116	117	119
1 : 2	108	109	111	112	114	116	118	119	121	123
1 : 1.5	109	110	112	114	116	118	120	122	124	126
1 : 1.25	110	112	113	115	117	119	121	123	126	128
1 : 1	112	113	115	117	120	122	124	127	130	132
1.1: 1	112	114	116	118	121	123	126	128	130	137
1.2: 1	112	114	117	119	121	124	126	129	131	140
1.3: 1	113	115	117	120	122	125	128	131	134	146
1.4: 1	113	116	118	120	123	126	129	132	136	148
1.5: 1	114	116	119	121	124	127	130	133	140	152
1.6: 1	115	117	119	122	125	128	131	134	143	156
1.7: 1	115	117	120	123	126	129	132	135	147	160
1.8: 1	116	118	121	123	126	130	133	137	150	163
1.9: 1	116	118	121	124	127	130	133	138	153	167
2.0: 1	117	119	122	125	128	131	134	141	156	170
2.5: 1	118	121	124	127	131	135	139	154	170	186
3.0: 1	120	123	126	130	134	138	148	166	184	201
3.5: 1	122	125	129	133	137	141	157	176	195	212
4.0: 1	123	127	131	135	139	144	166	186	206	227
4.5: 1	124	129	133	137	141	152	174	196	217	238
5.0: 1	126	130	134	139	144	160	183	206	229	251
5.5: 1	127	131	136	141	146	164	189	212	237	260
6.0: 1	128	133	138	143	148	171	197	221	247	271
6.5: 1	130	134	139	144	152	177	203	229	256	280
7.0: 1	131	135	140	146	157	182	210	246	264	290
8.0: 1	133	138	143	149	165	194	223	251	281	309
9.0: 1	135	140	146	152	172	203	234	264	295	325
10.0: 1	137	142	148	155	180	213	245	277	310	342

TABLE L.13-5

CORNER LOT VALUE FOR 2000\$ MAIN ST. (MU)										
RATIO OF CROSS ST. FRONTAGE TO MAIN ST. CF:MF	TO FIND FULL VALUE OF A CORNER LOT; COMPUTE ITS VALUE AS AN INSIDE MAIN STREET LOT AND MULTIPLY BY PERCENT GIVEN BELOW.									
	CROSS ST. BASE PRICE (CU) IN DOLLARS									
	200	400	600	800	1000	1200	1400	1600	1800	2000
1 : 5	106	107	108	109	111	112	114	115	117	119
1 : 4	106	108	109	110	112	114	115	117	119	121
1 : 3	107	109	110	112	114	116	118	120	122	124
1 : 2	109	111	112	115	117	119	122	124	127	130
1 : 1.5	110	112	115	117	119	122	125	128	131	134
1 : 1.25	111	113	116	118	121	124	127	130	134	137
1 : 1	112	115	118	121	124	127	130	134	138	142
1.1: 1	113	116	119	122	125	128	132	136	140	144
1.2: 1	114	116	119	123	126	129	133	137	141	145
1.3: 1	114	117	120	124	127	131	135	139	143	147
1.4: 1	115	118	121	124	128	132	136	140	145	150
1.5: 1	115	118	122	125	129	133	137	142	146	152
1.6: 1	116	119	122	126	130	134	138	143	148	154
1.7: 1	116	119	123	127	131	135	140	144	152	159
1.8: 1	117	120	124	128	132	136	141	146	155	163
1.9: 1	117	121	124	128	133	137	142	147	159	170
2.0: 1	117	121	125	129	133	138	143	148	162	180
2.5: 1	120	124	128	133	137	143	148	156	176	196
3.0: 1	121	126	131	136	141	147	153	168	190	210
3.5: 1	123	128	133	139	144	151	157	179	201	224
4.0: 1	125	130	135	141	147	154	165	189	213	237
4.5: 1	126	131	137	143	150	157	173	198	222	247
5.0: 1	128	133	140	146	153	160	182	208	233	260
5.5: 1	129	135	141	148	155	163	189	215	242	270
6.0: 1	130	137	143	151	158	168	196	224	253	281
6.5: 1	131	138	145	152	160	173	202	231	260	290
7.0: 1	133	139	147	154	162	179	209	239	270	299
8.0: 1	135	142	150	158	167	191	222	254	286	318
9.0: 1	137	145	153	161	171	200	234	267	298	335
10.0: 1	139	147	156	165	175	210	245	280	315	351

TABLE L.13-6

CORNER LOT VALUE FOR 3000\$ MAIN ST. (MU)										
RATIO OF CROSS ST. FRONTAGE TO MAIN ST. CF:MF	TO FIND FULL VALUE OF A CORNER LOT, COMPUTE ITS VALUE AS AN INSIDE MAIN STREET LOT AND MULTIPLY BY PERCENT GIVEN BELOW.									
	CROSS ST. BASE PRICE (CU) IN DOLLARS									
	300	600	900	1200	1500	1800	2100	2400	2700	3000
1 : 5	106	107	109	110	112	114	116	118	120	122
1 : 4	106	108	110	111	113	115	117	120	122	124
1 : 3	107	109	111	113	115	118	120	123	125	128
1 : 2	109	111	114	116	119	122	125	128	131	135
1 : 1.5	111	113	116	119	122	125	129	132	136	140
1 : 1.25	111	114	117	120	124	127	131	135	139	143
1 : 1	113	116	119	123	127	131	135	139	144	149
1.1: 1	114	117	120	124	128	132	137	142	146	151
1.2: 1	114	117	121	125	129	134	138	143	148	153
1.3: 1	115	118	122	126	130	135	140	145	150	155
1.4: 1	115	119	123	127	132	136	141	146	152	156
1.5: 1	116	119	124	128	133	138	143	148	156	160
1.6: 1	116	120	124	129	134	139	144	150	159	173
1.7: 1	117	121	125	130	135	140	145	151	162	176
1.8: 1	117	121	126	131	136	141	147	153	166	180
1.9: 1	118	122	127	132	137	142	148	155	167	184
2.0: 1	118	122	127	132	138	143	149	156	170	187
2.5: 1	120	125	131	136	142	149	155	167	184	203
3.0: 1	122	138	134	140	146	153	163	181	199	218
3.5: 1	124	130	136	143	150	158	172	192	212	231
4.0: 1	126	132	139	146	154	163	180	202	223	244
4.5: 1	127	134	141	149	158	166	188	210	233	254
5.0: 1	129	136	143	151	160	174	197	220	244	267
5.5: 1	130	137	145	154	163	179	204	228	253	277
6.0: 1	132	139	147	156	166	186	211	237	262	288
6.5: 1	133	141	149	158	168	191	218	244	270	297
7.0: 1	134	142	151	161	171	197	225	252	279	307
8.0: 1	136	145	155	165	179	208	237	263	296	325
9.0: 1	139	148	158	169	187	218	249	280	311	342
10.0: 1	141	151	161	173	195	227	260	293	326	358

TABLE L.13-7

CORNER LOT VALUE FOR 4000\$ MAIN ST. (MU)										
RATIO OF CROSS ST. FRONTAGE TO MAIN ST. CF:MF	TO FIND FULL VALUE OF A CORNER LOT, COMPUTE ITS VALUE AS AN INSIDE MAIN STREET LOT AND MULTIPLY BY PERCENT GIVEN BELOW.									
	CROSS ST. BASE PRICE (CU) IN DOLLARS									
	400	800	1200	1600	2000	2400	2800	3200	3600	4000
1 : 5	106	107	109	111	113	115	117	120	122	125
1 : 4	107	108	110	112	115	117	119	122	124	127
1 : 3	108	110	112	114	117	120	123	126	129	132
1 : 2	109	112	115	118	121	124	127	131	135	139
1 : 1.5	111	114	117	120	124	128	132	136	140	145
1 : 1.25	112	115	119	122	126	130	135	139	144	149
1 : 1	113	117	121	125	129	134	139	144	149	155
1.1: 1	114	118	122	126	131	136	141	146	152	158
1.2: 1	115	119	123	127	132	137	142	148	154	160
1.3: 1	116	119	124	128	133	139	144	150	156	162
1.4: 1	116	120	125	130	135	140	146	152	158	171
1.5: 1	117	121	125	130	136	141	147	154	160	175
1.6: 1	117	121	126	131	137	143	149	155	162	179
1.7: 1	117	122	127	132	138	144	150	157	168	182
1.8: 1	118	123	128	133	139	146	152	159	172	186
1.9: 1	118	123	129	134	140	147	154	161	175	190
2.0: 1	119	124	129	135	141	148	155	162	178	193
2.5: 1	121	127	133	139	146	154	161	175	192	209
3.0: 1	123	129	136	143	151	159	168	186	205	224
3.5: 1	125	132	139	147	155	164	178	198	217	237
4.0: 1	127	134	142	150	159	168	186	207	229	250
4.5: 1	128	136	144	153	162	172	194	216	238	260
5.0: 1	130	138	147	156	166	179	203	226	250	273
5.5F 1	131	140	149	158	169	184	210	234	259	283
6.0: 1	133	141	151	161	172	191	216	243	268	294
6.5: 1	134	143	153	164	175	196	223	249	277	303
7.0: 1	135	145	155	166	177	202	230	257	285	313
8.0: 1	138	148	159	171	184	214	243	272	302	331
9.0: 1	140	151	163	175	191	223	255	286	317	348
10.0: 1	142	154	166	180	200	232	265	299	330	364

TABLE L.13-8

CORNER LOT VALUE FOR 5000\$ MAIN ST. (MU)										
RATIO OF CROSS ST. FRONTAGE TO MAIN ST. CF:MF	TO FIND FULL VALUE OF A CORNER LOT, COMPUTE ITS VALUE AS AN INSIDE MAIN STREET LOT AND MULTIPLY BY PERCENT GIVEN BELOW.									
	CROSS ST. BASE PRICE (CU) IN DOLLARS									
	500	1000	1500	2000	2500	3000	3500	4000	4500	5000
1 : 5	106	108	110	112	114	117	119	122	124	127
1 : 4	107	109	111	113	116	118	121	124	127	130
1 : 3	108	110	113	115	118	121	124	128	131	135
1 : 2	110	113	116	119	122	126	130	134	138	143
1 : 1.5	111	114	118	122	126	130	135	139	144	149
1 : 1.25	112	116	120	124	128	133	138	143	148	153
1 : 1	114	118	122	127	132	137	142	148	154	160
1.1: 1	114	119	123	128	133	139	144	150	156	163
1.2: 1	115	119	124	129	135	140	146	152	159	165
1.3: 1	116	120	125	130	136	142	148	155	161	168
1.4: 1	116	121	126	132	137	143	150	157	164	170
1.5: 1	117	122	127	133	139	145	152	159	166	180
1.6: 1	117	122	128	134	140	146	153	160	168	184
1.7: 1	118	123	129	135	141	148	155	162	173	188
1.8: 1	118	124	130	136	142	149	157	164	177	191
1.9: 1	119	124	130	137	144	151	158	166	180	195
2.0: 1	119	125	131	138	145	152	160	168	183	198
2.5: 1	122	128	135	142	150	158	167	180	197	214
3.0: 1	124	131	138	146	155	164	173	191	211	229
3.5: 1	126	133	141	150	159	169	182	203	222	242
4.0: 1	127	135	144	153	163	174	191	212	234	255
4.5: 1	129	137	147	157	167	178	199	221	239	266
5.0: 1	131	140	150	160	171	184	208	231	255	277
5.5: 1	132	141	152	163	174	189	214	239	264	288
6.0: 1	134	143	154	165	177	196	221	247	273	299
6.5: 1	135	145	156	168	180	201	228	254	282	308
7.0: 1	136	147	158	170	183	207	235	262	291	318
8.0: 1	139	150	162	175	189	218	248	277	306	337
9.0: 1	141	153	166	180	197	228	259	291	322	353
10.0: 1	143	156	170	184	205	238	270	304	336	369

TABLE L.13-9

CORNER LOT VALUE FOR 6000' MAIN ST. (MU)										
RATIO OF CROSS ST. FRONTAGE TO MAIN ST. CF:MF	TO FIND FULL VALUE OF A CORNER LOT, COMPUTE ITS VALUE AS AN INSIDE MAIN STREET LOT AND MULTIPLY BY PERCENT GIVEN BELOW.									
	CROSS ST. BASE PRICE (CU) IN DOLLARS									
	600	1200	1800	2400	3000	3600	4200	4800	5400	6000
1 : 5	106	108	110	113	115	118	120	123	126	129
1 : 4	107	109	112	114	117	120	123	126	129	132
1 : 3	108	111	113	116	119	123	126	130	134	138
1 : 2	110	113	116	120	124	128	132	136	141	146
1 : 1.5	111	115	119	123	128	132	137	142	148	153
1 : 1.25	112	116	120	125	130	135	140	146	152	158
1 : 1	114	118	123	128	134	139	145	152	158	165
1.1 : 1	115	119	124	130	135	141	148	154	161	168
1.2 : 1	116	120	125	131	137	143	149	156	163	171
1.3 : 1	116	121	126	132	138	145	152	159	166	174
1.4 : 1	117	122	127	133	140	146	153	161	169	181
1.5 : 1	117	123	128	135	141	148	155	163	172	185
1.6 : 1	118	123	129	136	142	150	157	165	175	189
1.7 : 1	118	124	130	137	144	151	159	167	179	192
1.8 : 1	119	125	131	138	145	153	161	169	182	196
1.9 : 1	119	125	132	139	146	154	163	171	185	200
2.0 : 1	120	126	133	140	147	155	164	173	188	203
2.5 : 1	122	129	137	145	153	162	172	185	202	218
3.0 : 1	124	132	140	149	158	168	178	196	216	234
3.5 : 1	126	134	143	153	163	174	187	207	227	247
4.0 : 1	128	137	146	157	167	179	196	217	239	260
4.5 : 1	130	139	149	160	171	183	203	226	248	271
5.0 : 1	131	141	152	163	175	188	212	236	260	283
5.5 : 1	133	143	154	166	179	194	219	244	269	293
6.0 : 1	134	145	157	169	182	200	226	252	280	304
6.5 : 1	136	147	159	172	186	205	232	259	286	313
7.0 : 1	137	149	161	176	189	211	239	267	295	323
8.0 : 1	140	152	166	180	195	223	252	282	312	341
9.0 : 1	142	155	169	185	201	232	264	295	327	358
10.0 : 1	144	158	173	188	209	242	275	308	341	374

TABLE L.13-10

CORNER LOT VALUE FOR 7000\$ MAIN ST. (MU)										
RATIO OF CROSS ST. FRONTAGE TO MAIN ST. CF:MF	TO FIND FULL VALUE OF A CORNER LOT, COMPUTE ITS VALUE AS AN INSIDE MAIN STREET LOT AND MULTIPLY BY PERCENT GIVEN BELOW.									
	CROSS ST. BASE PRICE (CU) IN DOLLARS									
	700	1400	2100	2800	3500	4200	4900	5600	6300	7000
1 : 5	106	108	111	113	116	119	122	125	128	131
1 : 4	107	110	112	115	117	121	124	127	131	134
1 : 3	108	111	114	117	120	124	128	132	136	140
1 : 2	110	113	117	121	125	130	134	139	144	149
1 : 1.6	112	116	120	124	128	134	139	145	150	156
1 : 1.25	113	117	121	127	131	137	143	149	155	161
1. : 1	114	119	124	130	135	142	148	155	162	169
1.1: 1	115	120	125	131	137	144	150	158	165	173
1.2: 1	116	121	126	133	138	146	153	160	167	175
1.3: 1	116	122	127	134	139	148	155	163	170	179
1.4: 1	117	123	128	135	141	149	157	165	172	186
1.6: 1	118	123	130	136	142	151	159	167	175	190
1.6: 1	118	124	130	137	144	153	161	169	178	193
1.7: 1	119	125	131	138	145	154	163	172	183	197
1.8: 1	119	125	132	140	147	156	165	174	185	200
1.9: 1	120	126	133	141	148	156	165	176	188	204
2.0: 1	120	127	134	142	149	158	168	177	190	207
2.5: 1	123	130	138	146	155	166	176	189	206	224
3.0: 1	125	133	142	151	160	172	184	200	218	238
3.5: 1	127	136	146	156	165	178	191	212	232	252
4.0: 1	129	138	149	159	170	184	200	220	242	264
4.5: 1	130	140	151	162	173	188	208	230	252	275
5.0: 1	132	143	154	166	178	193	216	240	263	287
5.5: 1	133	145	156	168	181	198	221	247	272	297
6.0: 1	135	147	159	172	185	204	230	256	282	307
6.5: 1	136	148	161	175	188	209	236	263	290	317
7.0: 1	138	150	164	178	192	213	243	271	300	327
8.0: 1	141	154	169	184	198	227	256	286	316	345
9.0: 1	143	157	173	188	204	236	267	298	330	362
10.0: 1	145	160	177	194	212	243	277	312	345	378

TABLE L.13-11

CORNER LOT VALUE FOR 8000\$ MAIN ST. (MU)										
RATIO OF CROSS ST. FRONTAGE TO MAIN ST. CF:MF	TO FIND FULL VALUE OF A CORNER LOT, COMPUTE ITS VALUE AS AN INSIDE MAIN STREET LOT AND MULTIPLY BY PERCENT GIVEN BELOW.									
	CROSS ST. BASE PRICE (CU) IN DOLLARS									
	800	1600	2400	3200	4000	4800	5600	6400	7200	8000
1 : 5	107	109	111	114	117	120	123	126	129	132
1 : 4	107	110	112	115	119	122	125	129	133	136
1 : 3	108	111	115	118	121	125	129	133	138	143
1. : 2	110	114	118	122	126	131	136	141	146	152
1 : 1.5	112	116	121	125	130	136	142	147	154	160
1 : 1.25	113	118	123	128	133	139	145	152	158	165
1 : 1	114	120	125	131	137	144	151	158	165	173
1.1: 1	115	121	126	133	139	146	153	161	169	177
1.2: 1	116	122	127	134	141	148	155	163	171	180
1.3: 1	117	123	128	135	142	150	158	166	174	183
1.4: 1	117	123	130	137	144	152	160	168	177	189
1.5: 1	118	124	131	138	145	153	162	171	180	193
1.6: 1	118	125	132	139	147	155	164	173	183	197
1.7: 1	119	126	133	140	148	157	166	175	187	201
1.8: 1	120	126	134	142	150	159	168	178	191	205
1.9: 1	120	127	135	143	151	161	170	180	194	208
2.0: 1	121	128	136	144	152	162	172	182	196	211
2.5: 1	123	131	140	149	159	169	180	192	209	227
3.0: 1	125	134	143	154	164	176	188	202	220	242
3.5: 1	127	137	147	158	170	182	195	215	235	255
4.0: 1	129	139	150	162	175	188	203	224	246	268
4.5: 1	131	141	153	166	178	193	211	233	256	278
5.0: 1	132	144	156	170	183	198	220	244	268	292
5.5: 1	134	146	159	173	187	212	227	252	277	302
6.0: 1	136	148	162	176	192	208	234	260	286	312
6.5: 1	137	150	164	179	195	212	239	267	294	321
7.0: 1	138	152	167	182	198	218	246	275	303	331
8.0: 1	141	156	172	188	206	230	260	290	320	350
9.0: 1	144	159	175	193	212	240	271	303	335	366
10.0: 1	146	162	180	198	217	250	282	314	346	382

TABLE L.13-12

CORNER LOT VALUE FOR 9000\$ MAIN ST. (MU)										
RATIO OF CROSS ST. FRONTAGE TO MAIN ST. CF:MF	TO FIND FULL VALUE OF A CORNER LOT, COMPUTE ITS VALUE AS AN INSIDE MAIN STREET LOT AND MULTIPLY BY PERCENT GIVEN BELOW.									
	CROSS ST. BASE PRICE (CU) IN DOLLARS									
	900	1800	2700	3600	4500	5400	6300	7200	8100	9000
1 : 5	107	109	112	115	118	121	124	127	131	135
1 : 4	108	110	113	116	119	123	127	130	134	138
1 : 3	109	112	115	119	123	127	131	135	140	145
1 : 2	111	114	118	123	128	133	138	143	149	155
1 : 1.5	112	117	121	126	132	138	144	150	156	163
1 : 1.25	113	118	123	129	135	141	147	154	161	169
1 : 1	115	120	126	132	139	146	153	161	169	177
1.1: 1	115	121	127	134	141	148	156	164	172	181
1.2: 1	116	122	128	135	142	150	158	166	175	184
1.5: 1	117	123	130	137	144	152	161	169	178	188
1.4: 1	118	124	131	138	146	154	163	172	181	194
1.5: 1	118	125	132	139	148	156	165	174	184	197
1.6: 1	119	126	133	141	149	158	167	177	187	201
1.7: 1	120	127	134	142	151	160	169	179	189	205
1.8: 1	120	127	135	143	152	161	171	181	194	209
1.9: 1	121	128	136	145	154	163	173	184	197	212
2.0: 1	121	129	137	146	155	165	175	186	199	215
2.5: 1	124	132	141	151	162	173	185	196	214	231
3.0: 1	126	135	145	156	168	179	192	208	227	246
3.5: 1	128	138	149	161	173	186	200	219	239	259
4.0: 1	130	141	152	165	178	192	207	229	250	272
4.5: 1	132	143	155	168	182	197	214	237	260	283
5.0: 1	134	146	159	173	187	203	223	247	271	296
5.5: 1	135	148	161	176	191	208	230	255	280	305
6.0: 1	137	150	164	179	196	213	238	264	290	316
6.5: 1	138	151	166	182	199	217	244	271	298	325
7.0: 1	140	154	169	185	203	222	251	279	307	334
8.0: 1	142	158	174	192	211	234	263	293	323	354
9.0: 1	145	161	179	197	217	243	275	307	339	370
10.0: 1	147	164	183	202	224	253	286	319	352	386

TABLE L.13-13

CORNER LOT VALUE FOR 10000\$ MAIN ST. (MU)										
RATIO OF CROSS ST. FRONTAGE TO MAIN ST. CF:MF	TO FIND FULL VALUE OF A CORNER LOT, COMPUTE ITS VALUE AS AN INSIDE MAIN STREET LOT AND MULTIPLY BY PERCENT GIVEN BELOW.									
	CROSS ST. BASE PRICE (CU) IN DOLLARS									
	1000	2000	3000	4000	5000	6000	7000	8000	9000	10000
1 : 6	107	109	112	115	118	122	125	129	132	136
1 : 4	108	111	114	117	120	124	128	132	136	140
1 : 3	109	112	116	120	124	128	132	137	142	147
1 : 2	111	115	119	124	129	134	140	145	151	157
1 : 1.5	113	117	122	128	133	139	146	152	159	166
1 : 1.25	114	119	124	130	136	143	150	157	164	172
1 : 1	115	121	127	134	141	148	156	164	172	181
1.1: 1	116	122	129	136	143	150	158	167	176	185
1.2: 1	117	123	130	137	144	152	161	169	178	188
1.3: 1	117	124	131	138	146	155	164	173	182	192
1.4: 1	118	125	132	140	148	156	166	175	185	197
1.5: 1	119	126	133	141	149	158	168	178	188	201
1.6: 1	119	126	134	142	151	160	170	180	191	205
1.7: 1	120	127	135	144	153	162	172	183	194	208
1.8: 1	120	128	136	145	154	164	174	185	196	212
1.9: 1	121	129	137	146	156	166	177	188	199	216
2.0: 1	121	129	138	147	157	167	178	190	201	219
2.5: 1	124	133	143	153	164	176	188	200	215	235
3.0: 1	126	136	147	158	170	183	196	211	229	250
3.5: 1	128	139	151	163	176	190	204	222	240	263
4.0: 1	130	142	154	167	181	196	212	232	252	276
4.5: 1	132	144	157	171	186	201	218	241	262	286
5.0: 1	134	147	161	175	191	207	227	251	273	299
5.5: 1	136	149	163	179	195	212	234	258	282	309
6.0: 1	137	151	166	182	199	217	240	267	291	320
6.5: 1	139	153	169	186	203	222	247	274	300	329
7.0: 1	140	155	171	189	207	226	254	282	309	339
8.0: 1	143	159	177	195	211	237	267	297	325	357
9.0: 1	146	163	181	201	222	247	279	310	340	374
10.0: 1	148	166	185	206	228	256	289	323	354	390

TABLE L.13-14

CORNER LOT VALUE FOR 12000\$ MAIN ST. (MU)										
RATIO OF CROSS ST. FRONTAGE TO MAIN ST. CF:MF	TO FIND FULL VALUE OF A CORNER LOT, COMPUTE ITS VALUE AS AN INSIDE MAIN STREET LOT AND MULTIPLY BY PERCENT GIVEN BELOW.									
	CROSS ST. BASE PRICE (CU) IN DOLLARS									
	1200	2400	3600	4800	6000	7200	8400	9600	10800	12000
1 : 5	107	110	113	116	119	123	127	131	135	139
1 : 4	108	111	114	118	122	126	130	134	139	144
1 : 3	109	113	116	121	125	129	135	140	145	151
1 : 2	111	115	120	125	131	136	142	149	155	162
1 : 1.5	113	118	123	129	136	142	149	156	164	172
1 : 1.25	114	120	126	132	138	146	153	161	170	178
1 : 1	116	122	129	136	143	151	160	169	178	187
1.1: 1	116	123	130	138	146	154	163	172	182	191
1.2: 1	117	124	131	139	148	156	165	175	185	195
1.3: 1	118	125	133	141	149	158	168	179	189	199
1.4: 1	119	126	134	142	151	160	171	181	192	203
1.5: 1	119	127	135	143	153	162	173	184	195	208
1.6: 1	120	128	136	145	155	165	176	187	198	212
1.7: 1	120	129	137	147	157	166	178	189	201	214
1.8: 1	121	129	139	148	158	169	180	192	205	218
1.9: 1	122	130	140	150	160	171	183	195	208	222
2.0: 1	123	131	141	151	161	173	185	197	210	225
2.5: 1	125	135	146	157	169	181	195	209	222	242
3.0: 1	127	138	150	162	175	189	204	220	237	257
3.5: 1	130	141	154	167	182	196	212	229	250	270
4.0: 1	132	144	158	172	187	202	220	238	260	282
4.5: 1	134	146	161	176	192	209	226	249	270	292
5.0: 1	136	149	165	180	197	215	233	256	282	307
5.5: 1	137	151	168	184	202	221	240	264	289	315
6.0: 1	139	154	171	188	207	226	247	273	298	327
6.5: 1	141	156	174	191	211	231	253	280	308	335
7.0: 1	142	158	176	195	215	236	260	288	317	345
8.0: 1	145	162	182	201	223	246	273	303	333	365
9.0: 1	148	166	187	207	230	254	284	316	348	380
10.0: 1	150	170	191	213	238	263	295	330	363	398

TABLE L.13-15

CORNER LOT VALUE FOR 14000\$ MAIN ST. (MU)										
RATIO OF CROSS ST. FRONTAGE TO MAIN ST. CF:MF	TO FIND FULL VALUE OF A CORNER LOT, COMPUTE ITS VALUE AS AN INSIDE MAIN STREET LOT AND MULTIPLY BY PERCENT GIVEN BELOW.									
	CROSS ST. BASE PRICE (CU) IN DOLLARS									
	1400	2800	4200	5600	7000	8400	9800	11200	12600	14000
1 : 5	107	110	114	117	121	125	129	133	137	142
1 : 4	108	111	115	119	123	127	132	137	142	147
1 : 3	109	113	117	122	127	132	137	143	148	154
1 : 2	111	116	121	127	133	139	145	152	159	166
1 : 1.5	113	119	125	131	138	145	152	160	168	177
1 : 1.25	114	120	127	134	141	149	157	165	174	183
1 : 1	116	123	130	138	146	155	164	173	183	194
1.1 : 1	117	124	132	140	148	157	167	177	187	198
1.2 : 1	117	125	133	141	150	160	170	180	191	202
1.3 : 1	118	126	134	143	152	162	173	184	195	207
1.4 : 1	119	127	136	145	154	165	176	187	198	211
1.5 : 1	120	128	137	146	156	167	178	180	202	214
1.6 : 1	120	129	138	148	158	169	181	193	205	218
1.7 : 1	121	130	139	149	160	171	183	195	208	222
1.8 : 1	121	131	141	151	162	173	186	199	212	226
1.9 : 1	122	132	142	152	163	175	188	201	215	229
2.0 : 1	123	132	142	153	165	177	190	204	217	232
2.5 : 1	125	136	148	160	173	187	201	216	232	248
3.0 : 1	128	140	152	165	180	195	211	227	244	263
3.5 : 1	130	143	156	171	186	203	220	237	256	276
4.0 : 1	132	146	160	176	192	211	228	247	267	289
4.5 : 1	134	149	164	180	198	216	235	255	276	299
5.0 : 1	136	151	168	185	203	223	243	265	288	312
5.5 : 1	138	154	171	189	208	227	250	272	296	322
6.0 : 1	139	156	174	193	213	235	257	280	306	332
6.5 : 1	141	158	177	197	217	239	262	287	314	342
7.0 : 1	142	161	180	200	222	245	269	294	323	352
8.0 : 1	146	165	185	208	231	255	281	309	340	370
9.0 : 1	148	169	190	214	238	264	292	323	355	387
10.0 : 1	150	173	195	220	246	273	302	335	369	403

TABLE L.13-16

CORNER LOT VALUE FOR 16000\$ MAIN ST. (MU)										
RATIO OF CROSS ST. FRONTAGE TO MAIN ST. CF:MF	TO FIND FULL VALUE OF A CORNER LOT, COMPUTE ITS VALUE AS AN INSIDE MAIN STREET LOT AND MULTIPLY BY PERCENT GIVEN BELOW.									
	CROSS ST. BASE PRICE (CU) IN DOLLARS									
	1600	3200	4800	6400	8000	9600	11200	12800	14400	16000
1 : 5	108	111	114	118	122	126	131	135	140	145
1 : 4	109	112	116	120	124	129	134	139	144	150
1 : 3	110	114	118	123	128	133	139	145	151	157
1 : 2	112	117	122	128	134	141	148	156	163	170
1 : 1.5	113	120	126	133	140	148	156	164	172	181
1 : 1.25	115	121	128	135	143	151	160	169	179	188
1 : 1	117	124	131	140	149	158	168	178	188	199
1.1: 1	118	125	133	142	150	160	171	182	192	204
1.2: 1	118	126	135	143	153	163	174	185	196	208
1.3: 1	119	127	136	145	156	166	177	189	200	214
1.4: 1	120	128	137	147	158	168	180	192	203	217
1.5: 1	120	129	139	149	160	171	183	195	208	220
1.6: 1	121	130	140	150	162	173	185	198	212	225
1.7: 1	122	131	141	152	163	175	188	202	216	230
1.8: 1	122	132	142	154	165	178	191	204	218	233
1.9: 1	123	133	144	155	168	180	194	208	222	237
2.0: 1	124	134	145	156	169	182	196	210	225	241
2.5: 1	126	138	150	163	177	192	207	224	240	257
3.0: 1	128	141	155	169	185	200	217	235	253	272
3.5: 1	131	145	159	175	192	209	227	245	265	286
4.0: 1	133	148	162	180	198	216	235	255	276	298
4.5: 1	135	151	167	184	203	223	243	265	287	310
5.0: 1	137	154	171	190	210	230	252	275	298	322
5.5: 1	139	156	174	193	214	236	259	283	308	333
6.0: 1	140	159	178	198	219	242	266	291	317	343
6.5: 1	142	161	180	201	224	247	272	298	325	352
7.0: 1	144	163	183	206	229	253	279	305	333	362
8.0: 1	147	167	190	213	238	264	292	321	350	381
9.0: 1	150	171	195	220	246	273	303	334	365	398
10.0: 1	152	175	200	226	254	283	314	346	379	414

TABLE L.13-17

CORNER LOT VALUE FOR 18000\$ MAIN ST. (MU)										
RATIO OF CROSS ST. FRONTAGE TO MAIN ST. CF:MF	TO FIND FULL VALUE OF A CORNER LOT, COMPUTE ITS VALUE AS AN INSIDE MAIN STREET LOT AND MULTIPLY BY PERCENT GIVEN BELOW.									
	CROSS ST. BASE PRICE (CU) IN DOLLARS									
	1800	3600	5400	7200	9000	10800	12600	14400	16200	18000
1 : 5	108	111	115	119	123	127	132	137	142	147
1 : 4	109	112	116	121	125	130	135	141	146	152
1 : 3	110	114	119	124	129	135	141	147	154	161
1 : 2	112	117	123	129	136	143	150	158	166	174
1 : 1.5	114	120	127	134	142	150	158	167	176	185
1 : 1.25	115	122	129	137	145	154	163	173	183	193
1 : 1	117	125	133	142	151	161	171	182	193	205
1.1: 1	118	126	134	144	153	164	174	185	197	210
1.2: 1	119	127	136	146	155	166	177	189	201	214
1.3: 1	119	128	137	147	158	169	181	193	206	219
1.4: 1	120	129	139	149	160	172	184	197	210	223
1.5: 1	121	130	140	151	162	174	186	200	213	227
1.6: 1	121	131	141	152	164	177	190	203	217	232
1.7: 1	122	132	142	154	166	179	192	206	221	236
1.8: 1	123	133	144	156	168	181	195	210	225	240
1.9: 1	123	134	145	157	170	184	198	213	228	244
2.0: 1	124	135	146	158	172	186	200	216	232	248
2.5: 1	126	139	152	164	180	196	212	228	246	264
3.0: 1	129	143	157	172	188	205	223	242	261	280
3.5: 1	133	146	161	178	195	214	233	253	274	296
4.0: 1	134	149	165	183	202	221	241	263	285	308
4.5: 1	136	152	169	188	207	228	250	273	296	320
5.0: 1	138	155	174	194	214	236	260	284	308	332
5.5: 1	140	158	177	197	219	242	266	291	317	344
6.0: 1	141	160	180	202	225	249	274	300	327	356
6.5: 1	143	163	183	206	229	254	280	308	336	366
7.0: 1	145	165	189	210	234	260	287	316	345	376
8.0: 1	148	170	196	218	244	272	301	332	363	396
9.0: 1	151	174	201	225	252	282	313	345	378	412
10.0: 1	154	178	204	232	262	293	325	359	394	430

TABLE L.13-18

CORNER LOT VALUE FOR 200000 MAIN ST. (MU)										
RATIO OF CROSS ST. FRONTAGE TO MAIN ST. CF:MF	TO FIND FULL VALUE OF A CORNER LOT, COMPUTE ITS VALUE AS AN INSIDE MAIN STREET LOT AND MULTIPLY BY PERCENT GIVEN BELOW.									
	CROSS ST. BASE PRICE (CU) IN DOLLARS									
	2000	4000	6000	8000	10000	12000	14000	16000	18000	20000
1 : 5	108	111	115	120	124	129	134	139	144	150
1 : 4	109	113	117	122	127	132	137	143	149	155
1 : 3	110	116	120	125	131	137	143	150	157	164
1 : 2	112	118	124	131	138	145	155	161	169	178
1 : 1.5	114	121	128	136	144	152	161	170	180	190
1 : 1.25	116	123	130	139	148	157	166	176	187	198
1 : 1	117	126	134	143	153	164	175	186	198	200
1.1: 1	118	127	136	146	156	167	178	190	203	218
1.2: 1	119	128	137	147	158	169	181	193	206	220
1.3: 1	120	129	139	150	161	173	185	198	211	225
1.4: 1	121	130	140	151	163	175	188	201	215	230
1.5: 1	121	131	142	153	165	178	191	205	219	234
1.6: 1	122	132	143	155	167	180	194	208	223	239
1.7: 1	123	133	144	156	169	183	197	212	227	243
1.8: 1	123	134	146	158	171	185	200	215	231	247
1.9: 1	124	135	147	160	174	188	203	219	235	252
2.0: 1	125	136	148	161	175	190	205	221	238	255
2.5: 1	128	140	154	169	184	201	218	236	254	274
3.0: 1	130	144	159	175	192	210	229	249	269	290
3.5: 1	133	148	164	181	200	219	239	261	283	306
4.0: 1	135	151	168	187	207	227	249	272	296	320
4.5: 1	137	154	172	192	212	234	257	281	306	332
5.0: 1	139	157	176	197	219	242	267	293	319	346
5.5: 1	140	160	180	201	225	249	274	301	329	357
6.0: 1	143	162	184	207	231	256	282	310	339	369
6.5: 1	144	165	187	210	235	262	289	318	348	379
7.0: 1	146	167	190	215	241	268	297	329	358	390
8.0: 1	149	172	197	223	251	280	311	343	376	411
9.0: 1	152	176	203	231	260	291	324	358	394	430
10.0: 1	155	181	208	237	268	301	335	371	409	448

TABLE L.13-19

CORNER LOT VALUE FOR 25000\$ MAIN ST. (MU)										
RATIO OF CROSS ST. FRONTAGE TO MAIN ST. CE:MF	TO FIND FULL VALUE OF A CORNER LOT, COMPUTE ITS VALUE AS AN INSIDE MAIN STREET LOT AND MULTIPLY BY PERCENT GIVEN BELOW.									
	CROSS ST. BASE PRICE (CU) IN DOLLARS									
	2500	5000	7500	10000	12500	15000	17500	20000	22500	25000
1 L 5	108	112	117	121	126	131	137	143	149	155
1 : 4	109	114	118	124	129	135	141	147	154	161
1 : 3	111	116	121	127	134	141	148	156	163	171
1 : 2	113	119	126	134	142	150	158	167	177	188
1 : 1.5	115	122	130	139	148	157	167	178	189	200
1 : 1.25	116	125	133	142	152	162	173	184	196	208
1 : 1	118	127	137	147	158	170	183	195	208	222
1.1: 1	119	129	139	150	161	173	186	200	213	228
1.2: 1	120	130	140	151	163	176	189	203	218	232
1.3: 1	121	131	142	154	166	180	194	208	223	239
1.4: 1	122	132	144	156	169	183	197	212	228	244
1.5: 1	122	133	145	158	171	185	200	216	232	248
1.6: 1	123	134	147	160	174	188	203	220	236	253
1.7: 1	124	135	148	162	176	191	207	223	240	258
1.8: 1	125	137	150	163	178	194	210	227	245	263
1.9: 1	125	138	151	165	180	196	213	231	249	268
2.0: 1	126	139	152	167	182	199	216	234	252	272
2.5: 1	129	143	158	175	192	211	230	250	271	291
3.0: 1	132	147	164	182	201	221	242	264	287	311
3.5: 1	134	151	169	188	209	231	254	278	302	328
4.0: 1	137	155	174	195	217	240	264	290	316	342
4.5: 1	139	158	178	200	223	248	273	300	328	357
5.0: 1	141	161	183	206	231	257	284	313	342	372
5.5: 1	143	164	186	211	237	264	292	322	352	385
6.0: 1	145	167	191	216	243	271	301	332	364	400
6.5: 1	146	169	194	220	248	278	309	341	374	410
7.0: 1	148	172	198	225	254	285	317	350	385	421
8.0: 1	152	177	205	234	265	298	333	369	406	444
9.0: 1	155	182	211	242	275	310	346	385	424	466
10.0: 1	158	186	217	249	284	321	360	400	440	485

TABLE L.13-20

CORNER LOT VALUE FOR 30000\$ MAIN ST. (MU)										
RATIO OF CROSS ST. FRONTAGE TO MAIN ST. CF:MF	TO FIND FULL VALUE OF A CORNER LOT, COMPUTE ITS VALUE AS AN INSIDE MAIN STREET LOT AND MULTIPLY BY PERCENT GIVEN BELOW.									
	CROSS ST. BASE PRICE (CU) IN DOLLARS									
	3000	6000	9000	12000	15000	18000	21000	24000	27000	30000
1 : 5	109	113	118	123	128	134	140	146	153	160
1 : 4	110	114	120	126	132	138	144	151	159	166
1 : 3	111	117	123	130	137	144	152	160	168	177
1 : 2	114	121	128	136	145	154	163	173	183	194
1 : 1.5	116	124	132	142	152	162	173	184	196	209
1 : 1.25	117	126	135	145	156	167	179	192	205	218
1 : 1	119	129	140	151	163	176	189	203	217	233
1.1 : 1	120	130	141	153	166	179	193	207	223	239
1.2 : 1	121	132	143	156	169	183	197	212	228	244
1.3 : 1	122	133	145	158	172	186	201	217	234	251
1.4 : 1	123	134	147	160	174	189	205	221	238	256
1.5 : 1	123	135	148	162	177	192	208	226	243	261
1.6 : 1	124	137	150	164	179	195	213	230	248	267
1.7 : 1	125	138	151	166	182	198	216	234	253	272
1.8 : 1	126	139	153	168	184	201	219	238	257	277
1.9 : 1	128	140	154	170	187	204	223	242	262	283
2.0 : 1	127	141	156	172	189	207	226	245	267	287
2.5 : 1	130	146	163	181	200	219	241	263	286	309
3.0 : 1	133	150	168	188	209	231	254	278	303	329
3.5 : 1	136	154	174	195	218	242	267	293	320	348
4.0 : 1	138	158	179	204	226	251	276	306	335	365
4.5 : 1	140	161	184	208	233	261	288	318	348	380
5.0 : 1	143	165	189	214	241	269	299	330	363	397
5.5 : 1	145	168	193	219	247	277	308	341	375	410
6.0 : 1	147	171	197	225	254	285	318	352	388	424
6.5 : 1	149	174	201	230	260	292	326	362	398	436
7.0 : 1	150	176	204	235	266	299	335	372	410	450
8.0 : 1	154	182	214	244	278	314	352	391	432	475
9.0 : 1	157	187	219	253	289	327	367	409	452	497
10.0 : 1	160	192	225	261	299	339	381	425	471	518



APPENDIX B
TABLES OF COST
RESIDENTIAL BUILDINGS

APPENDIX B

SCHEDULE AND INDEX OF RESIDENTIAL BUILDINGS								
GROUP		EXTERIOR WALL CONSTRUCTION	PAGE REFERENCE TO CLASS					
TYPE	DESCRIPTION		1	2	3	4	5	6
1	SINGLE-FAMILY	Wood siding or stucco on wood	85	89	94	99	103	
		Stucco on concrete block or tile	86	90	95	100	103	
		Solid common brick	87	91	96			
		Common brick on wood		92	97			
		Face brick on wood				99	103	
		Face brick on block or tile				101	104	106
		Face brick on brick				100	104	106
		Stone facing on brick						106
2	TWO-FAMILY	Wood siding or stucco on wood	108	110	113	116		
		Stucco on concrete block or tile	108	110	113	116		
		Solid common brick	108	110	113			
		Common brick on wood		111	114			
		Face brick on wood				116		
		Face brick on block or tile				116		
		Face brick on brick				116		
3	DUPLEX	Wood siding or stucco on wood	118	122	127	132		
		Stucco on concrete block or tile	119	123	128	133		
		Solid common brick	120	124	129			
		Common brick on wood		125	130			
		Face brick on wood				132		
		Face brick on block or tile				134		
		Face brick on brick				133		
4	SIAMESE or BLOCK TYPE	Wood siding or stucco on wood	135	136	137	138		
		Stucco on concrete block or tile	135	136	137	138		
		Solid common brick	135	136	137			
		Common brick on wood		136	137			
		Face brick on wood				138		
		Face brick on block or tile				138		
5	APARTMENT BLDGS.	Wood siding on wood	139	139				
		Brick; wall-bearing; wood floors		139	139			
		Brick; fireproof; concrete floors			139	139	139	139
6	GARAGES	Corrugated iron siding	140					
		Wood siding or stucco on wood	140	140	140		140	
		Stucco on concrete block or tile				140		
		Face brick on block or tile						140
7	GARAGES WITH APARTMENTS ABOVE	Wood siding or stucco on wood			140		140	
		Stucco on concrete block or tile				140		
		Face brick on block or tile						140
ALL		TABLE OF PRICES FOR VARIATIONS FROM STANDARDS						141

LOCAL TAX DIVISION

STATE TAX DEPT. OF NEW JERSEY

APPRAISAL RECORD No.

MUNICIPALITY

No.

ST.
AVE.
RD.NESW SIDE
NESW OF
NESW COR. OF

FT.

ST.
AVE.
RD.

TAX MAP

BLOCK

LOT

FT. FRONT x

FT. DEPTH

STD. PRICE #

APPRAISAL OF LAND

FT. STD. DEPTH

ITEM No.	DESCRIPTION	FIGURE	DEPTH D	DEPTH d	DEPTH FACTOR	SHAPE FACTOR	ADD FOR ALLEY, CL, ETC.		EQUIV. FT.	VALUE IN #
							ITEM	INCREMENT		
1										
2										
3										
4										
5										
6	INSPECTED BY COMPUTED BY	DATE	TOTAL LAND							

APPRAISAL OF IMPROVEMENTS

ITEM NO.	DESCRIPTION	REFERENCE TO MANUAL			HEIGHT		BASMT. AREA	YEAR		CONDITION
		GROUP	TYPE	CLASS	STORIES	FT.		BUILT	REMODEL.	
7										
8										
9										
10										
11										
12										
	LIST OF UNITS COMPUTED		WIDTH	LENGTH	QUANTITY		UNIT PRICE	REP. COST NEW	% COND.	DEPREC. VALUE
13										
14										
15										
16										
17										
18										
19										
20										
21										
22										
23										
24	INSPECTED BY COMPUTED BY		DATE		TOTAL IMPROVEMENTS					
25	TOTAL LAND AND IMPROVEMENTS									

SALES, LEASES, BUILDING PERMITS, APPRAISALS, ETC.

REF. No.	DATE	AUTHORITY	NATURE OF TRANSACTION	INDICATED VALUE		
				LAND	IMPTS.	TOTAL
27						
28						
29						

COMPARISON FOR EQUALIZATION

1	2	3	4	5	6	7	7 ÷ 6
REF. No.	YEAR	REMARKS	STATE TAX DEPARTMENT TENTATIVE	ADJUSTMENT	FINAL	ASSESSMENT	% ASSESSED
30							
31							
32							
33							

ITEM	CLASS 1	CLASS 2	CLASS 3	CLASS 4	CLASS 5	CLASS 6
GENERAL CHARACTERISTICS	Lowest grade of materials Minimum amount of materials Workmanship - poor	Cheap materials Few decorative features Workmanship - fair	Medium grade materials Some decorative treatment, interior & exterior Workmanship - fair	Good grade materials Fair amount decorative treatment - int. & ext. Workmanship - good	Best grade of materials Extensive use of decorative features, int. & ext. Workmanship - very good	Best grade of materials Elaborate treatment of all interior and exterior archi- tectural details Workmanship - the best
FOUNDATIONS	Wood posts on wood sills Rough walls of field stone or quarry chips	Stone or brick piers Plain concrete block walls Rough quarry stone walls Light concrete walls 3-ply composition roofing - roll or shingle Fair grade wood shingles Flat seam tin roof Light weight sheet steel roof drains	Stone or brick piers Concrete block walls, faced above grade Stone walls, coursed above grade Light concrete walls, plain Heavy weight composition shingles Good grade wood shingles Metal shingles Medium weight sheet steel roof drains	Rough dressed stone walls Face brick walls	Dressed stone walls with water table, sills, etc.	Dressed stone walls - granite trim, or equal
ROOFING	Double or 3-ply composition roofing - roll type Lowest grade wood shingles No roof drains	Light weight balanced type sash Cheap glass Medium weight pine doors or equal Small amount of cheap, stamped hardware	Medium weight balanced type sash Fair grade glass Medium weight hardwood doors Good grade stamped hardware	Plain asbestos shingles Best grade wood shingles Ordinary slate shingles Heavy sheet steel or light copper roof drains Medium weight, best quality, balanced sash Medium weight, best quality, casement sash Extra clear glass Medium weight, best quality, hardwood doors Good grade plated, cast hardware	Selected asbestos or slate shingles Hand hewn wood shingles Ornamental tile Heavy copper or lead flashings and roof drains Best quality, heavy wood or metal sash, balanced or casement type, stock patterns Light weight plate glass Heavy hardwood doors Solid brass or bronze hardware in stock patterns	Best grade asbestos or slate shingles Ornamental tile Heavy copper or lead flashings and roof drains Best quality, wood or metal sash, balanced or casement type, custom made Heavy plate glass Exterior doors - heavy, hardwood, hand carved Interior doors - heavy hardwood, mirrored or plain Solid brass or bronze hardware - custom made
DOORS AND WINDOWS	Light, cheap sash - without weights Cheap glass Light, pine doors Minimum amount of cheapest hardware	Light weight balanced type sash Cheap glass Medium weight pine doors or equal Small amount of cheap, stamped hardware	Medium weight balanced type sash Fair grade glass Medium weight hardwood doors Good grade stamped hardware	Medium weight, best quality, balanced sash Medium weight, best quality, casement sash Extra clear glass Medium weight, best quality, hardwood doors Good grade plated, cast hardware	Best quality, heavy wood or metal sash, balanced or casement type, stock patterns Light weight plate glass Heavy hardwood doors Solid brass or bronze hardware in stock patterns	Best quality, wood or metal sash, balanced or casement type, custom made Heavy plate glass Exterior doors - heavy, hardwood, hand carved Interior doors - heavy hardwood, mirrored or plain Solid brass or bronze hardware - custom made
BASEMENT	6' Head room, bare walls Dirt floor No partitions	6' Head room, bare walls Wood floor Light, concrete floor Rough board partitions	6'-6" Head room, bare walls Concrete floor M & D board partitions	6'-6" Head room One-half basement plastered and painted Concrete floor, well finished Well built service partitions	7' Head room, floor and walls waterproofed Special floor finish Tile partitions Entire basement plastered and painted	8' Head room, floor and walls waterproofed Linoleum or hardwood on concrete floor Tile partitions separating service and recreation rooms Entire basement plastered and painted
HEATING	Stoves	Warm air furnace - pipeless type	Warm air furnace - standard type Hot water heating system - cottage type	Modern warm air furnace with cold air returns, humidifier, blower, etc. Steam or hot water systems Automatic heat control	Hot water or vapor system Automatic stokers Automatic controls	Hot water or vapor system Automatic stokers and controls Concealed radiation Air conditioning equipment
FLOORS AND FLOORING	Wide boards on light joists	Hard pine or equal flooring on sub-floor Light joists, bridged	Plain sawed oak on sub-floor - 1st floor Hard pine or equal on sub-floor - 2nd floor Light joists, well bridged	Quarter sawed hardwood Semented linoleum Substantial joists, beams and posts	Best grade hardwood Sattinship linoleum Rubber tile Heavy framing	Parquet hardwood Tile, mosaic, or terrazo Marble Heavy framing
INTERIOR FINISH	Common yellow pine - minimum amount Cheapest wall paper Narrow stairs, pine treads and handrail	Medium grade, hard pine or similar stock trim Cheap wall paper Narrow stairs, pine treads, cheap ballustrade	Good grade pine trim Medium grade wall paper Painted walls Medium width stairs, hardwood treads, good ballustrade	Good grade hardwood trim Good grade wall paper Rough plastered walls, painted Wide, hardwood stairs, ornamental ballustrade	Best grade hardwood trim, stock patterns Fine quality wall paper, fabric or other cover'g Painted walls, decorated Custom built, hardwood stairs	Hand carved trim in expensive woods Best paper or other wall coverings Special mural decorations Custom built stairs - imported woods
BUILT-IN FEATURES	Open shelves	Kitchen wall cabinet	Kitchen service cabinet Linen closets Bookcases	Kitchen and housekeeping service cabinets Bookcases, telephone nooks, etc. Incinerator	Kitchen and housekeeping service cabinets Bookcases, etc. custom built Incinerator Telephone conduits	Well supplied with standard and special purpose features - Incinerator, baggage lift, house-phone system, etc. Bookcases, etc. hand carved - imported woods
FIREPLACE	None	None	Gas burning, inside chimney Plain wood mantel	Wood burning, with outside chimney Plain tile hearth Plain hardwood mantel	Wood burning, with outside chimney Plain tile hearth Domestic marble mantel	Wood burning, with outside chimney - 2 or more Elaborate hearth Hand carved mantel of imported marble
PLUMBING	Enameled iron (or equal) water closet and kitchen sink	Bathroom - hardwood floor, plastered walls Kitchen sink Cheap vitreous fixtures	Bathroom - tile floor and Keene cement walls Cheap laundry facilities Vitreous fixtures, medium quality	Master bathroom - tiled floor and walls, shower attachments, good fixtures Servants' bath - tiled floor, medium quality fixt. Kitchen and laundry facilities	Master bathrooms - tiled floor and walls, separate shower stall, best quality fixt., 1 per bedroom Servants' bath - tiled floor, part tiled walls, good quality fixtures Extra toilet and lavatory facilities, best quality Ample kitchen and laundry facilities Brass or wrought iron piping	Master bathrooms - fancy tiled or marble floor and walls, separate shower stall, custom built fixt., 1 per bedroom Servants' bathroom - tiled floor, part tiled walls, good quality fixtures Extra toilet and lavatory facilities, best quality Complete kitchen and laundry facilities Brass or wrought iron piping
LIGHTING	Lamps	Ceiling outlets only Cheap stamped metal fixtures	Well equipped with ceiling outlets Few base board and wall outlets Good stamped metal fixtures	Armored cable installation Few ceiling outlets Well equipped with sidewall, base & service outlets Light, cast fixtures, plated	Conduit installation Fully equipped with ceiling, wall & service outlets Master and individual switch controls Heavy, cast fixtures, plated	Conduit installation - individual room circuits Fully equipped with all outlets Master and individual switch controls Solid brass or bronze fixtures
ATTIC FINISH	Bare wall studs and roof joists No floor	Bare wall studs and roof joists Rough board floor	Side walls and roof sealed with wall board Rough board floor	Entire area sealed with wall board Pine flooring on sub-floor Part partitioned	Entire area partitioned Good grade hardwood floor Walls and ceiling plastered and painted	8' Head room Entire area divided into rooms Good grade hardwood floor Walls and ceiling plastered and painted
EXTERIOR WALL CONSTRUCTION	Wood siding or stucco on wood	Stucco on concrete block or tile	Solid common brick	Common brick on wood	Face brick on wood	Face brick on concrete block or tile
						Face brick on common brick
						Stone on brick

SPECIFICATIONS FOR

GROUP R

TYPE 1

CLASS 1

General Character-istics	Lowest grade of materials Minimum amount of materials Workmanship—poor
Foundations	Wood posts on wood sills Rough walls of field stone or quarry chips
Roofing	Double or 3-ply composition roofing—roll type Lowest grade wood shingles No roof drains
Doors and Windows	Light, cheap sash—without weights Cheapest glass Light, pine doors Minimum amount of cheapest hardware
Basement	6' Head room, bare walls Dirt floor No partitions
Heating	Stoves
Floors and Flooring	Wide boards on light joists
Interior Finish	Common yellow pine, minimum amount Cheapest wall paper Narrow stairs, pine treads and handrail
Built-in Features	Open shelves
Fireplace	None
Plumbing	Enameled iron (or equal) water closet and kitchen sink
Lighting	Lamps
Attic Finish	Bare wall studs and roof joists No floor

EXTERIOR WOOD SIDING OR STUCCO ON WOOD												GROUP TYPE R 1		CLASS 1		STORY 1 BASEMENT NO		UNIT COSTS \$
WIDTH	LENGTH IN LINEAR FEET																	
	20		25		30		35		40									
	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST						
16	2.90	930	2.87	1070	2.52	1210	2.41	1350	2.33	1490								
18	2.77	1000	2.55	1150	2.41	1300	2.30	1450	2.23	1610								
20	2.67	1070	2.46	1230	2.32	1390	2.23	1560	2.15	1720								
22	2.57	1130	2.38	1310	2.25	1490	2.16	1680	2.09	1840								
24	2.50	1200	2.31	3190	2.19	1580	2.10	1770	2.04	1960								
26	2.42	1260	2.26	1470	2.14	1670	2.05	1870	1.99	2070								
CLASS 1 STORY 1 BASEMENT FULL																		
16	3.53	1130	3.26	1310	3.08	1480	2.95	1650	2.85	1830								
18	3.38	1220	3.11	1400	2.94	1590	2.81	1770	2.72	1960								
20	3.25	1300	3.00	1500	2.83	1700	2.71	1900	2.62	2100								
22	3.13	1380	2.90	1590	2.74	1810	2.62	2020	2.54	2230								
24	3.04	1460	2.81	1690	2.66	1920	2.55	2140	2.47	2370								
26	2.96	1540	2.74	1780	2.59	2020	2.49	2270	2.41	2510								
CLASS 1 STORY 1½ BASEMENT NO																		
16	3.83	1230	3.58	1430	3.42	1640	3.30	1850	3.21	2060								
18	3.69	1330	3.45	1550	3.28	1770	3.17	2000	3.08	2220								
20	3.58	1430	3.34	1670	3.18	1910	3.06	2150	2.98	2390								
22	3.47	1530	3.24	1780	3.09	2040	2.98	2300	2.90	2550								
24	3.38	1620	3.16	1900	3.01	2170	2.91	2440	2.83	2720								
26	3.31	1720	3.09	2010	2.95	2300	2.85	2590	2.77	2880								
CLASS 1 STORY 1½ BASEMENT FULL																		
16	4.46	1430	4.17	1670	3.98	1910	3.84	2150	3.73	2390								
18	4.29	1540	4.00	1800	3.81	2060	3.67	2320	3.57	2570								
20	4.07	1630	3.82	1910	3.66	2190	3.51	2480	3.45	2760								
22	3.96	1740	3.71	2040	3.55	2340	3.44	2650	3.36	2950								
24	3.87	1860	3.63	2180	3.46	2490	3.34	2810	3.26	3130								
26	3.79	1970	3.55	2310	3.38	2640	3.27	2980	3.19	3320								
CLASS 1 STORY 2 BASEMENT NO																		
16	4.53	1450	4.21	1680	4.20	2020	3.84	2150	3.73	2390								
18	4.33	1560	4.02	1810	3.81	2060	3.65	2300	3.54	2550								
20	4.18	1670	3.86	1932	3.66	2190	3.51	2460	3.40	2720								
22	4.03	1770	3.73	2050	3.53	2330	3.39	2610	3.28	2890								
24	3.91	1880	3.62	2170	3.43	2470	3.29	2760	3.18	3050								
26	3.81	1980	3.52	2290	3.33	2600	3.20	2910	3.10	3220								
CLASS 1 STORY 2 BASEMENT FULL																		
18	5.15	1650	4.76	1900	4.54	2180	4.37	2450	4.24	2710								
18	4.92	1770	4.56	2050	4.32	2340	4.15	2620	4.02	2900								
20	4.74	1900	4.39	2190	4.15	2490	3.98	2790	3.86	3090								
22	4.58	2010	4.23	2330	4.00	2640	3.84	2960	3.72	3270								
24	4.44	2130	4.10	2460	3.88	2790	3.72	3130	3.60	3460								
26	4.33	2250	4.00	2600	3.78	2950	3.62	3290	3.50	3640								

EXTERIOR STUCCO ON CONCRETE BLOCK OR TILE												GROUP TYPE	R	CLASS	1	STORY	1	BASEMENT	NO	UNIT	
WIDTH	LENGTH IN LINEAR FEET												COSTS								
	20		25		30		35		40							COSTS					
	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST									
16	4.12	1320	3.77	1510	3.54	1700	3.38	1890	3.26	2090								10.60			
18	3.92	1410	3.58	1610	3.36	1820	3.20	2020	3.09	2230								10.60			
20	3.77	1510	3.44	1720	3.23	1940	3.08	2150	2.96	2370								10.60			
22	3.62	1590	3.31	1820	3.11	2050	2.96	2280	2.85	2510								10.60			
24	3.50	1680	3.20	1920	3.01	2170	2.87	2410	2.76	2650								10.60			
26	3.40	1770	3.11	2020	2.92	2280	2.79	2540	2.69	2800								10.60			
												CLASS		1	STORY		1	BASEMENT		FULL	10.63
16	4.23	1350	3.92	1570	3.69	1770	3.52	1970	3.40	2180								10.63			
18	4.06	1460	3.73	1680	3.50	1890	3.34	2110	3.23	2330								10.63			
20	3.91	1560	3.59	1790	3.37	2020	3.22	2250	3.10	2480								10.63			
22	3.76	1660	3.46	1900	3.25	2150	3.10	2390	2.99	2640								10.63			
24	3.64	1750	3.35	2010	3.15	2270	3.01	2530	2.90	2790								10.63			
26	3.54	1840	3.26	2120	3.06	2390	2.93	2670	2.83	2940								10.63			
												CLASS		1	STORY		1 1/2	BASEMENT		NO	13.25
16	5.18	1660	4.81	1920	4.76	2290	4.38	2450	4.25	2720								13.25			
18	4.96	1790	4.60	2070	4.35	2350	4.17	2630	4.04	2910								13.25			
20	4.79	1920	4.43	2210	4.18	2610	4.01	2810	3.88	3110								13.25			
22	4.62	2030	4.27	2350	4.04	2630	3.87	2980	3.75	3300								13.25			
24	4.48	2150	4.15	2490	3.92	2820	3.76	3160	3.64	3490								13.25			
26	4.37	2270	4.05	2630	3.82	2980	3.66	3330	3.55	3690								13.25			
												CLASS		1	STORY		1 1/2	BASEMENT		FULL	13.28
16	5.32	1700	4.95	1980	4.70	2260	4.52	2530	4.39	2810								13.28			
18	5.11	1840	4.74	2130	4.49	2430	4.32	2720	4.18	3010								13.28			
20	4.94	1970	4.57	2290	4.33	2600	4.16	2910	4.03	3220								13.28			
22	4.77	2100	4.42	2430	4.18	2760	4.02	3090	3.89	3430								13.28			
24	4.63	2220	4.30	2580	4.07	2930	3.90	3280	3.78	3630								13.28			
26	4.52	2350	4.18	2720	3.96	3090	3.80	3480	3.69	3840								13.28			
												CLASS		1	STORY		2	BASEMENT		NO	15.49
16	6.04	1930	5.58	2230	5.27	2530	5.05	2830	4.88	3130								15.49			
18	5.75	2070	5.30	2490	5.00	2700	4.77	3010	4.61	3320								15.49			
20	5.53	2210	5.08	2540	4.78	2870	4.56	3190	4.40	3520								15.49			
22	5.33	2340	4.90	2690	4.59	3030	4.38	3380	4.23	3720								15.49			
24	5.15	2470	4.72	2830	4.44	3200	4.23	3560	4.08	3920								15.49			
26	5.02	2610	4.58	2980	4.31	3360	4.11	3740	3.95	4110								15.49			
												CLASS		1	STORY		2	BASEMENT		FULL	16.60
16	6.18	1980	5.72	2290	5.41	2800	5.19	2910	5.03	3220								16.60			
18	5.90	2120	5.44	2450	5.14	2770	4.92	3100	4.76	3420								16.60			
20	5.68	2270	5.22	2610	4.92	2950	4.70	3290	4.55	3640								16.60			
22	5.47	2410	5.03	2770	4.73	3130	4.53	3480	4.37	3840								16.60			
24	5.30	2540	4.87	2920	4.58	3300	4.38	3680	4.22	4050								16.60			
26	5.15	2680	4.74	3080	4.45	3470	4.25	3870	4.10	4260								16.60			

EXTERIOR											
SOLID COMMON BRICK						GROUP TYPE	R 1	CLASS	1	STORY BASEMENT	1 NO
WIDTH	LENGTH IN LINEAR FEET										
	20		25		30		35		40		UNIT
	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	100'S \$
16	4.42	1410	4.05	1620	3.79	1820	3.62	2030	3.48	2230	11.75
18	4.21	1510	3.84	1730	3.60	1940	3.42	2160	3.30	2380	11.75
20	4.04	1620	3.69	1850	3.45	2070	3.29	2300	3.16	2530	11.75
22	3.88	1710	3.55	1950	3.33	2200	3.17	2440	3.05	2680	11.75
24	3.75	1800	3.43	2080	3.22	2320	3.06	2570	2.95	2830	11.75
26	3.63	1890	3.32	2160	3.13	2440	2.98	2710	2.86	2980	11.75
CLASS 1 STORY 1 BASEMENT FULL											
16	4.53	1450	4.17	1670	3.93	1880	3.75	2100	3.62	2310	11.71
18	4.33	1560	3.97	1790	3.73	2010	3.55	2240	3.43	2470	11.71
20	4.17	1670	3.82	1910	3.58	2160	3.42	2390	3.26	2630	11.71
22	4.01	1760	3.68	2020	3.45	2280	3.30	2540	3.17	2790	11.71
24	3.88	1860	3.55	2130	3.35	2410	3.19	2680	3.07	2950	11.71
26	3.77	1960	3.46	2250	3.26	2540	3.11	2830	3.00	3120	11.71
CLASS 1 STORY 1 1/2 BASEMENT NO.											
16	5.59	1790	5.40	2070	4.90	2350	4.71	2640	4.56	2920	14.88
18	5.35	1930	4.95	2230	4.67	2520	4.48	2820	4.33	3120	14.88
20	5.17	2070	4.76	2380	4.50	2700	4.30	3010	4.16	3330	14.88
22	4.98	2190	4.60	2530	4.33	2860	4.15	3200	4.01	3530	14.88
24	4.83	2320	4.45	2670	4.21	3030	4.02	3380	3.89	3740	14.88
26	4.71	2450	4.34	2820	4.09	3190	3.92	3560	3.79	3940	14.88
CLASS 1 STORY 1 1/2 BASEMENT FULL											
16	5.72	1830	5.31	2120	5.03	2420	4.84	2710	4.69	3000	14.84
18	5.48	1970	5.07	2280	4.79	2590	4.61	2900	4.46	3210	14.84
20	5.30	2120	4.89	2450	4.63	2780	4.43	3100	4.26	3430	14.84
22	5.12	2250	4.73	2600	4.47	2950	4.28	3300	4.14	3650	14.84
24	4.96	2380	4.58	2750	4.33	3120	4.15	3490	4.02	3860	14.84
26	4.83	2510	4.46	2900	4.23	3300	4.04	3690	3.92	4080	14.84
CLASS 1 STORY 2 BASEMENT NO											
16	6.59	2110	6.08	2430	5.74	2760	5.49	3080	5.31	3400	18.80
18	6.28	2260	5.78	2600	5.43	2930	5.19	3270	5.01	3610	18.80
20	6.04	2420	5.54	2770	5.20	3120	4.96	3470	4.78	3820	18.80
22	5.81	2580	5.32	2920	4.99	3290	4.75	3660	4.58	4030	18.80
24	5.62	2700	5.13	3080	4.82	3470	4.58	3850	4.42	4240	18.80
26	5.46	2840	4.98	3240	4.67	3640	4.45	4050	4.28	4450	18.80
CLASS 1 STORY 2 BASEMENT FULL											
16	6.73	2150	6.21	2490	5.87	2820	5.62	3150	5.44	3480	18.76
18	6.41	2310	5.90	2660	5.56	3010	5.32	3350	5.14	3700	18.76
20	6.17	2470	5.66	2830	5.33	3200	5.09	3560	4.90	3920	18.76
22	5.94	2610	5.45	3000	5.12	3380	4.88	3760	4.71	4150	18.76
24	5.75	2760	5.27	3160	4.95	3560	4.72	3970	4.55	4370	18.76
26	5.58	2900	5.11	3320	4.79	3740	4.57	4160	4.41	4590	18.76

SPECIFICATIONS FOR

GROUP R	TYPE 1	CLASS 2
General Character-istics	Cheap materials Few decorative features Workmanship—fair	
Foundations	Stone or brick piers Plain concrete block walls Rough quarry stone walls Light, concrete walls	
Roofing	3-ply composition roofing, roll or shingle type Fair grade wood shingles Flat-seam tin roof Light weight sheet steel roof drains	
Doors and Windows	Light weight balanced type sash Cheap glass Medium weight pine doors or equal Small amount of cheap, stamped hardware	
Basement	6' Head room, bare walls Wood floor Light, concrete floor Rough board partitions	
Heating	Warm air furnace—pipeless type	
Floors and Flooring	Hard pine or equal flooring on sub-floor Light joists, bridged	
Interior Finish	Medium grade, hard pine or similar stock trim Cheap wall paper Narrow stairs, pine treads, cheap balustrades	
Built-in Features	Kitchen wall cabinet	
Fireplace	None	
Plumbing	Bathroom—hardwood floor, plastered walls Kitchen sink Cheap vitreous fixtures	
Lighting	Ceiling outlets only Cheap stamped metal fixtures	
Attic Finish	Bare wall studs and roof joists Rough board floor	

EXTERIOR WOOD SIDING OR STUCCO ON WOOD												GROUP TYPE	R 1	CLASS 2	STORY 1 BASEMENT NO	
WIDTH	LENGTH IN LINEAR FEET											UNIT COSTS \$				
	20		25		30		35		40							
	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST		TOTAL COST			
16	4.18	1340	3.83	1530	3.56	1710	3.39	1900	3.27	2090			Per inch L.F. 6.98 Area 3 ft. 1.00			
18	3.97	1430	3.62	1630	3.41	1840	3.24	2040	3.11	2240						
20	3.81	1520	3.48	1740	3.27	1960	3.10	2180	3.00	2400						
22	3.66	1610	3.36	1850	3.15	2080	3.01	2320	2.90	2560						
24	3.64	1700	3.25	1950	3.08	2200	2.93	2460	2.82	2710						
26	3.44	1790	3.17	2060	2.99	2330	2.86	2600	2.75	2860						
CLASS 2 STORY 1 BASEMENT FULL																
16	5.13	1640	4.65	1860	4.35	2090	4.13	2310	3.96	2530			Per inch L.F. 8.54 Area 3 ft. 1.31 Area			
18	4.86	1750	4.42	1990	4.15	2240	3.94	2480	3.79	2730						
20	4.65	1860	4.24	2120	3.98	2390	3.80	2660	3.65	2920						
22	4.45	1960	4.09	2250	3.85	2540	3.68	2830	3.53	3110						
24	4.31	2070	3.97	2380	3.74	2690	3.57	3000	3.45	3310						
26	4.19	2180	3.86	2510	3.64	2840	3.48	3170	3.37	3500						
CLASS 2 STORY 1½ BASEMENT NO																
16	5.18	1660	4.80	1920	4.52	2170	4.34	2430	4.20	2690			Per inch L.F. 9.39 Area 3 ft. 1.27 Area			
18	4.94	1780	4.58	2060	4.33	2340	4.16	2620	4.01	2890						
20	4.76	1910	4.42	2210	4.18	2510	4.01	2810	3.88	3100						
22	4.61	2030	4.28	2350	4.05	2670	3.88	2990	3.76	3310						
24	4.48	2150	4.15	2490	3.93	2830	3.79	3180	3.67	3520						
26	4.37	2270	4.05	2630	3.85	3000	3.69	3360	3.59	3730						
CLASS 2 STORY 1½ BASEMENT FULL																
16	6.13	1980	5.64	2250	5.31	2550	5.07	2840	4.89	3130			Per inch L.F. 10.95 Area 3 ft. 1.58 Area			
18	5.83	2100	5.37	2420	5.07	2740	4.86	3060	4.69	3380						
20	5.60	2240	5.18	2590	4.88	2930	4.69	3280	4.54	3630						
22	5.41	2380	5.00	2750	4.74	3130	4.54	3500	4.40	3870						
24	5.25	2520	4.86	2920	4.61	3320	4.43	3720	4.30	4120						
26	5.12	2660	4.74	3080	4.50	3510	4.33	3940	4.20	4370						
CLASS 2 STORY 2 BASEMENT NO																
16	6.07	1940	5.59	2240	5.27	2530	5.05	2830	4.88	3120			Per inch L.F. 12.40 Area 3 ft. 1.40 Area			
18	5.78	2080	5.31	2390	5.02	2710	4.79	3020	4.63	3330						
20	5.53	2210	5.10	2550	4.80	2880	4.60	3220	4.44	3550						
22	5.35	2350	4.91	2700	4.69	3060	4.43	3410	4.28	3770						
24	5.17	2480	4.77	2860	4.49	3230	4.30	3610	4.15	3980						
26	5.02	2610	4.63	3010	4.37	3410	4.18	3800	4.04	4200						
CLASS 2 STORY 2 BASEMENT FULL																
16	7.02	2250	6.45	2580	6.06	2910	5.79	3240	5.58	3570			Per inch L.F. 13.96 Area 3 ft. 1.71 Area			
18	6.67	2400	6.11	2750	5.76	3110	5.49	3460	5.31	3820						
20	6.37	2550	5.86	2930	5.52	3310	5.27	3690	5.09	4070						
22	6.14	2700	5.66	3110	5.33	3520	5.09	3920	4.92	4330						
24	5.94	2850	5.49	3290	5.17	3720	4.94	4150	4.77	4580						
26	5.79	3010	5.32	3460	5.02	3920	4.81	4380	4.65	4840						

EXTERIOR STUCCO ON CONCRETE BLOCK OR TILE												GROUP TYPE	R 1	CLASS 2	STORY 1 BASEMENT NO	UNIT COSTS
WIDTH	LENGTH IN LINEAR FEET												Perimeter L.F.	Area S.F.		
	20		25		30		35		40							
	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST				
16	5.24	1680	4.78	1910	4.46	2140	4.24	2380	4.08	2610			11.29	1.00		
18	4.98	1790	4.53	2040	4.24	2290	4.03	2540	3.88	2790						
20	4.77	1910	4.34	2180	4.07	2440	3.86	2700	3.71	2970						
22	4.57	2010	4.18	2300	3.91	2580	3.71	2860	3.57	3140						
24	4.42	2120	4.03	2420	3.78	2720	3.60	3020	3.46	3320						
26	4.29	2230	3.91	2540	3.67	2860	3.49	3180	3.36	3500						
CLASS 2 STORY 1 BASEMENT FULL																
16	5.32	1860	5.29	2120	4.94	2370	4.68	2620	4.49	2880			11.29	1.31		
18	5.52	1990	5.02	2260	4.70	2540	4.46	2810	4.28	3080						
20	5.28	2110	4.82	2410	4.50	2700	4.29	3000	4.11	3290						
22	5.07	2230	4.64	2550	4.35	2870	4.14	3190	3.98	3500						
24	4.90	2350	4.48	2690	4.21	3030	4.01	3370	3.86	3710						
26	4.75	2470	4.35	2830	4.10	3200	3.91	3560	3.77	3920						
CLASS 2 STORY 1 1/2 BASEMENT NO																
16	6.36	2040	5.86	2340	5.52	2650	5.28	2960	5.10	3270			14.19	1.27		
18	6.05	2180	5.58	2510	5.26	2840	5.03	3170	4.86	3500						
20	5.97	2390	5.46	2730	5.10	3060	4.86	3400	4.66	3730						
22	5.73	2520	5.24	2880	4.91	3240	4.68	3600	4.50	3960						
24	5.54	2660	5.07	3040	4.76	3430	4.54	3810	4.38	4200						
26	5.37	2790	4.92	3200	4.63	3610	4.42	4020	4.26	4430						
CLASS 2 STORY 1 1/2 BASEMENT FULL																
16	6.94	2220	6.37	2550	5.99	2880	5.72	3200	5.52	3530			14.22	1.58		
18	6.60	2380	6.07	2730	5.72	3090	5.46	3440	5.28	3800						
20	6.34	2540	5.84	2920	5.50	3300	5.26	3680	5.08	4060						
22	6.11	2690	5.64	3100	5.32	3510	5.09	3920	4.91	4320						
24	5.92	2940	5.47	3280	5.15	3710	4.94	4160	4.78	4590						
26	5.75	2990	5.32	3460	5.03	3920	4.82	4390	4.66	4850						
CLASS 2 STORY 2 BASEMENT NO																
16	7.43	2380	6.82	2730	6.42	3080	6.13	3430	5.91	3780			17.90	1.40		
18	7.05	2540	6.47	2910	6.07	3280	5.81	3660	5.60	4030						
20	6.75	2700	6.18	3090	5.82	3490	5.54	3880	5.34	4270						
22	6.50	2860	5.95	3270	5.59	3690	5.32	4100	5.14	4520						
24	6.29	3020	5.75	3450	5.40	3890	5.15	4330	4.96	4760						
26	6.10	3170	5.58	3630	5.24	4090	5.00	4560	4.81	5000						
CLASS 2 STORY 2 BASEMENT FULL																
16	8.01	2560	7.34	2940	6.89	3310	6.57	3680	6.33	4050			17.93	1.71		
18	7.69	2730	6.96	3130	6.54	3530	6.24	3930	6.01	4330						
20	7.27	2910	6.66	3330	6.25	3750	5.97	4180	5.75	4600						
22	7.00	3080	6.42	3530	6.03	3980	5.75	4430	5.55	4880						
24	6.77	3250	6.20	3720	5.83	4200	5.57	4680	5.36	5150						
26	6.58	3420	6.03	3920	5.67	4420	5.42	4930	5.22	5430						

EXTERIOR												UNIT	
SOLID COMMON BRICK						GROUP TYPE	R 1	CLASS 2	STORY 1	BASEMENT NO		COSTS \$	Area
WIDTH	LENGTH IN LINEAR FEET												
	20		25		30		35		40		S.F. COST	TOTAL COST	
	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST			
16	5.66	1810	5.16	2060	4.82	2310	4.58	2560	4.39	2810			Perimeter L.F. 12.84
18	5.38	1940	4.89	2200	4.57	2470	4.33	2730	4.17	3000			Area 3.1
20	5.16	2060	4.68	2340	4.38	2630	4.16	2910	3.99	3190			
22	4.93	2170	4.51	2480	4.21	2780	4.00	3080	3.84	3380			
24	4.77	2290	4.35	2610	4.07	2930	3.87	3250	3.72	3570			
26	4.62	2400	4.22	2740	3.95	3080	3.76	3420	3.62	3760			
CLASS 2 STORY 1 FULL													
16	6.21	1990	5.54	2260	5.26	2520	4.99	2790	4.78	3060			Perimeter L.F. 12.74
18	5.89	2120	5.36	2410	5.00	2700	4.75	2990	4.56	3280			Area 3.5
20	5.64	2260	5.14	2570	4.80	2880	4.66	3190	4.38	3500			
22	5.41	2380	4.96	2720	4.62	3050	4.40	3390	4.23	3720			
24	5.23	2510	4.77	2860	4.47	3220	4.26	3580	4.10	3940			
26	5.06	2630	4.63	3010	4.36	3400	4.15	3780	4.00	4160			
CLASS 2 STORY 1 1/2 NO													
16	6.93	2220	6.37	2560	6.00	2880	5.73	3210	5.53	3540			Perimeter L.F. 15.40
18	6.59	2370	6.07	2730	5.70	3080	5.46	3440	5.26	3790			Area 3.5
20	6.35	2540	5.82	2910	5.48	3290	5.23	3660	5.05	4040			
22	6.11	2690	5.62	3090	5.29	3490	5.05	3890	4.86	4280			
24	5.92	2840	5.43	3260	5.11	3680	4.89	4110	4.72	4530			
26	5.75	2990	5.28	3430	4.97	3880	4.76	4330	4.60	4780			
CLASS 2 STORY 1 1/2 FULL													
16	7.48	2400	6.86	2740	6.44	3090	6.15	3440	5.93	3790			Perimeter L.F. 16.30
18	7.11	2560	6.53	2940	6.15	3320	5.86	3690	5.65	4070			Area 3.5
20	6.83	2730	6.28	3140	5.90	3540	5.64	3950	5.44	4350			
22	6.59	2900	6.05	3330	5.70	3760	5.44	4190	5.26	4630			
24	6.38	3060	5.87	3520	5.53	3980	5.29	4440	5.10	4900			
26	6.19	3220	5.71	3710	5.38	4200	5.15	4690	4.98	5180			
CLASS 2 STORY 2 NO													
16	8.17	2620	7.50	3000	7.05	3380	6.73	3770	6.48	4150			Perimeter L.F. 20.85
18	7.75	2790	7.11	3200	6.67	3600	6.37	4010	6.13	4410			Area 3.5
20	7.43	2970	6.80	3400	6.37	3820	6.07	4250	5.84	4670			
22	7.14	3140	6.53	3590	6.12	4040	5.83	4490	5.60	4930			
24	6.90	3310	6.30	3780	5.90	4250	5.62	4720	5.41	5190			
26	6.69	3480	6.12	3980	5.73	4470	5.45	4960	5.24	5450			
CLASS 2 STORY 2 FULL													
16	8.73	2790	7.99	3190	7.49	3600	7.14	4000	6.87	4400			Perimeter L.F. 20.75
18	8.27	2980	7.58	3410	7.09	3830	6.76	4260	6.51	4690			Area 3.5
20	7.92	3170	7.24	3620	6.80	4080	6.47	4530	6.23	4980			
22	7.61	3350	6.96	3830	6.53	4310	6.22	4790	5.99	5270			
24	7.35	3530	6.73	4040	6.32	4560	6.02	5060	5.80	5570			
26	7.13	3710	6.54	4250	6.14	4790	5.85	5320	5.63	5860			

EXTERIOR COMMON BRICK ON WOOD												GROUP TYPE	R 1	CLASS 2	STORY 1 BASEMENT NO		
WIDTH	LENGTH IN LINEAR FEET																UNIT
	20		25		30		35		40								COSTS
	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	\$
16	5.27	1690	4.79	1920	4.46	2140	4.23	2370	4.06	2600							Per inch L.F. 11.14
18	4.97	1790	4.51	2030	4.22	2280	4.02	2530	3.86	2780							Area 3' 1.00
20	4.75	1900	4.34	2170	4.05	2430	3.84	2690	3.70	2960							
22	4.57	2010	4.18	2290	3.89	2570	3.70	2850	3.56	3130							
24	4.40	2110	4.02	2410	3.76	2710	3.58	3010	3.45	3310							
26	4.27	2220	3.91	2540	3.65	2850	3.48	3170	3.36	3490							
												CLASS 2		STORY 1 BASEMENT FULL			
16	5.78	1850	5.25	2100	4.89	2350	4.64	2600	4.45	2850							Per inch L.F. 11.05
18	5.48	1970	4.98	2240	4.67	2520	4.43	2790	4.25	3080							Area 3' 1.31
20	5.25	2100	4.78	2390	4.47	2680	4.26	2980	4.09	3270							
22	5.05	2220	4.60	2530	4.32	2850	4.10	3160	3.95	3480							
24	4.85	2330	4.45	2670	4.18	3010	3.99	3350	3.84	3690							
26	4.71	2450	4.32	2810	4.06	3170	3.89	3540	3.75	3900							
												CLASS 2		STORY 1 1/2 BASEMENT NO			
16	6.42	2050	5.91	2360	5.56	2670	5.32	2980	5.14	3290							Per inch L.F. 14.35
18	6.11	2200	5.62	2530	5.30	2860	5.06	3190	4.90	3530							Area 3' 1.27
20	5.88	2350	5.40	2700	5.10	3060	4.87	3410	4.70	3780							
22	5.66	2490	5.22	2870	4.91	3240	4.70	3620	4.55	4000							
24	5.48	2630	5.05	3030	4.76	3430	4.56	3830	4.41	4230							
26	5.33	2770	4.92	3200	4.64	3620	4.45	4050	4.30	4470							
												CLASS 2		STORY 1 1/2 BASEMENT FULL			
16	6.97	2230	6.40	2560	6.01	2890	5.74	3220	5.53	3540							Per inch L.F. 14.26
18	6.64	2390	6.09	2740	5.74	3100	5.46	3450	5.29	3810							Area 3' 1.58
20	6.38	2550	5.86	2930	5.52	3310	5.27	3690	5.09	4070							
22	6.14	2700	5.65	3110	5.33	3520	5.10	3930	4.93	4340							
24	5.94	2850	5.48	3290	5.18	3730	4.96	4170	4.80	4610							
26	5.79	3010	5.34	3470	5.05	3940	4.85	4410	4.69	4870							
												CLASS 2		STORY 2 BASEMENT NO			
16	7.65	2420	6.93	2770	6.52	3130	6.23	3490	6.00	3840							Per inch L.F. 18.36
18	7.17	2780	6.58	2960	6.17	3330	5.89	3710	5.68	4090							Area 3' 1.40
20	6.85	2740	6.28	3140	5.90	3540	5.63	3940	5.43	4340							
22	6.59	2900	6.04	3320	5.67	3740	5.40	4160	5.20	4580							
24	6.38	3060	5.85	3510	5.49	3950	5.23	4380	5.03	4830							
26	6.19	3220	5.68	3690	5.32	4150	5.07	4610	4.88	5080							
												CLASS 2		STORY 2 BASEMENT FULL			
16	7.63	2440	6.99	2790	6.56	3150	6.25	3500	6.03	3860							Per inch L.F. 16.27
18	7.23	2600	6.62	2980	6.22	3360	5.95	3750	5.74	4130							Area 3' 1.71
20	6.93	2770	6.36	3180	5.97	3580	5.70	3990	5.49	4390							
22	6.66	2930	6.13	3370	5.76	3800	5.49	4230	5.30	4660							
24	6.46	3100	5.92	3550	5.57	4010	5.32	4470	5.14	4930							
26	6.27	3260	5.75	3740	5.42	4230	5.19	4720	5.00	5200							

SPECIFICATIONS FOR

GROUP R

TYPE 1

CLASS 3

General Character-istics	Medium grade materials Some decorative treatment, interior and exterior Workmanship—fair
Foundations	Stone or brick piers Concrete block walls, faced above grade Stone walls, coursed above grade Light, concrete walls, plain finish
Roofing	Heavy weight composition shingles Good grade wood shingles Metal shingles Medium weight sheet steel roof drains
Doors and Windows	Medium weight balanced type sash Fair grade glass Medium weight hardwood doors Good grade stamped hardware
Basement	6'-6" head room, bare walls Concrete floor M & D board partitions
Heating	Warm air furnace—standard type Hot water heating system, cottage type
Floors and Flooring	Plain sawed oak on sub-floor—1st floor Hard pine or equal on sub-floor—2nd floor Light joists, well bridged
Interior Finish	Good grade pine trim Medium grade wall paper Painted walls Medium width stairs, hardwood treads, good balustrade
Built-in Features	Kitchen service cabinet Linen closets Bookcases
Fireplace	Gas burning, inside chimney Plain wood mantel
Plumbing	Bathroom with tile floor and Keene cement walls Cheap laundry facilities Vitreous fixtures, medium quality
Lighting	Well equipped with ceiling outlets Few base board and wall outlets Good stamped metal fixtures
Attic Finish	Side walls and roof sealed with wall board Rough board floor

EXTERIOR WOOD SIDING ON WOOD												GROUND TYPE R1		CLASS 3		STORY BASEMENT 1 No		UNIT			
WIDTH	LENGTH IN LINEAR FEET												S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST		TOTAL COST	S.F. COST	TOTAL COST
	20		25		30		35		40		50										
20	5.04	2020	4.54	2270	4.21	2530	3.98	2780	3.80	3040	3.55	3550	Per inch L.F. 8.58 Area 3 ft. 1.20								
22	4.81	2120	4.35	2390	4.05	2670	3.83	2950	3.66	3220	3.43	3770									
24	4.62	2220	4.19	2510	3.90	2810	3.70	3100	3.54	3400	3.32	3990									
26	4.47	2320	4.05	2638	3.78	2950	3.58	3260	3.44	3570	3.23	4200									
28	4.33	2420	3.94	2760	3.68	3090	3.49	3420	3.35	3760	3.16	4420									
30	4.21	2530	3.84	2880	3.59	3230	3.41	3586	3.28	3940	3.09	4640									
CLASS 3												STORY BASEMENT FULL		1		Per inch L.F. 10.25 Area 3 ft. 1.60					
20	6.34	2540	5.38	2840	5.24	3140	4.92	3450	4.69	3750	4.35	4350									
22	6.04	2640	5.43	2990	5.03	3320	4.74	3650	4.52	3980	4.21	4630									
24	5.79	2780	5.23	3140	4.85	3490	4.58	3850	4.38	4200	4.09	4910									
26	5.58	2900	5.05	3280	4.70	3680	4.45	4040	4.28	4430	3.99	5190									
28	5.40	3020	4.90	3430	4.57	3840	4.33	4250	4.16	4660	3.91	5470									
30	5.24	3140	4.77	3580	4.46	4010	4.23	4450	4.07	4880	3.83	5750									
CLASS 3												STORY BASEMENT 1 1/2		1 1/2		Per inch L.F. 11.49 Area 3 ft. 1.53					
20	6.14	2480	5.62	2810	5.27	3180	5.02	3510	4.84	3860	4.57	4570									
22	5.90	2600	5.41	2970	5.08	3350	4.84	3730	4.68	4100	4.42	4860									
24	5.70	2740	5.23	3140	4.92	3640	4.69	3940	4.53	4340	4.29	5150									
26	5.53	2880	5.08	3300	4.78	3730	4.57	4160	4.41	4580	4.18	5440									
28	5.39	3020	4.96	3470	4.67	3920	4.46	4370	4.31	4820	4.09	5730									
30	5.27	3180	4.85	3640	4.57	4110	4.37	4590	4.22	5080	4.01	6020									
CLASS 3												STORY BASEMENT FULL		1 1/2		Per inch L.F. 13.16 Area 3 ft. 1.95					
20	7.65	3080	6.90	3450	6.41	3850	6.06	4240	5.79	4630	5.42	5420									
22	7.31	3220	6.62	3640	6.17	4070	5.84	4500	5.60	4920	5.25	5780									
24	7.03	3370	6.39	3830	5.96	4290	5.68	4750	5.43	5210	5.11	6130									
26	6.79	3530	6.19	4020	5.79	4520	5.51	5010	5.29	5500	4.99	6490									
28	6.59	3690	6.02	4200	5.65	4740	5.38	5270	5.18	5790	4.89	6850									
30	6.41	3850	5.87	4410	5.52	4970	5.26	5530	5.07	6090	4.81	7210									
CLASS 3												STORY BASEMENT 2		2		Per inch L.F. 16.49 Area 3 ft. 1.72					
20	7.21	2880	6.57	3290	6.15	3690	5.85	4100	5.62	4500	5.31	5310									
22	6.92	3040	6.31	3470	5.91	3900	5.62	4330	5.41	4760	5.11	5620									
24	6.68	3210	6.10	3660	5.71	4110	5.43	4570	5.23	5020	4.94	5930									
26	6.48	3370	5.92	3850	5.54	4320	5.28	4800	5.08	5280	4.80	6230									
28	6.30	3530	5.76	4030	5.40	4530	5.14	5040	4.94	5540	4.67	6540									
30	6.15	3690	5.63	4220	5.27	4750	5.02	5270	4.83	5800	4.57	6850									
CLASS 3												STORY BASEMENT FULL		2		Per inch L.F. 18.16 Area 3 ft. 2.17					
20	8.78	3510	7.92	3980	7.35	4410	6.95	4880	6.71	5380	6.22	6220									
22	8.39	3690	7.59	4170	7.06	4660	6.68	5140	6.40	5630	6.00	6600									
24	8.06	3870	7.31	4390	6.81	4910	6.46	5420	6.19	5940	5.81	6980									
26	7.79	4050	7.08	4600	6.61	5150	6.27	5700	6.02	6260	5.65	7380									
28	7.56	4230	6.88	4820	6.43	5400	6.11	5990	5.87	6570	5.53	7740									
30	7.35	4410	6.71	5030	6.28	5650	5.97	6270	5.74	6890	5.42	8120									

EXTERIOR STUCCO ON CONCRETE BLOCK OR TILE												GROUP TYPE	R 1	CLASS 3	STORY BASEMENT No	1	
WIDTH	LENGTH IN LINEAR FEET											COSTS	UNIT				
	20		25		30		35		40		50						
	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST			TOTAL COST			
20	5.81	2330	5.22	2610	4.83	2900	4.54	3180	4.33	3470	4.03	4030	12.73 Per sq. ft. Area	1.20			
22	5.54	2440	4.99	2740	4.61	3050	4.35	4450	4.15	3650	3.87	4250					
24	5.32	2550	4.79	2870	4.44	3200	4.19	3520	4.00	3840	3.73	4480					
26	5.13	2670	4.62	3010	4.29	3350	4.05	3680	3.87	4020	3.62	4700					
28	4.97	2780	4.48	3140	4.18	3500	3.93	3850	3.76	4210	3.52	4930					
30	4.83	2900	4.36	3270	4.06	3650	3.83	4020	3.67	4400	3.43	5150					
CLASS 3												STORY 1 BASEMENT FULL					
20	6.92	2770	6.20	3100	5.71	3430	5.37	3760	5.11	4090	4.76	4750	12.74 Per sq. ft. Area	1.60			
22	6.59	2900	5.92	3260	5.47	3610	5.15	3970	4.91	4330	4.58	5040					
24	6.32	3030	5.69	3420	5.28	3800	4.98	4180	4.76	4670	4.44	5330					
26	6.08	3160	5.50	3570	5.11	3980	4.83	4390	4.62	4800	4.33	5620					
28	5.89	3300	5.33	3730	4.97	4170	4.70	4610	4.50	5040	4.23	5920					
30	5.71	3430	5.19	3890	4.84	4360	4.59	4820	4.41	5290	4.14	6220					
CLASS 3												STORY 1 1/2 BASEMENT No					
20	7.21	2880	6.57	3280	6.14	3680	5.83	4080	5.61	4480	5.28	5280	16.15 Per sq. ft. Area	1.53			
22	6.92	3040	6.31	3470	5.90	3900	5.61	4320	5.40	4750	5.09	5600					
24	6.67	3200	6.09	3650	5.70	4110	5.42	4580	5.22	5010	4.92	5910					
26	6.47	3360	5.91	3840	5.53	4320	5.27	4790	5.07	5270	4.79	6220					
28	6.29	3520	5.75	4030	5.39	4630	5.13	5030	4.94	5540	4.67	6540					
30	6.14	3680	5.62	4210	5.27	4740	5.02	5270	4.83	5800	4.57	6860					
CLASS 3												STORY 1 1/2 BASEMENT FULL					
20	8.29	3320	7.49	3750	6.96	4180	6.59	4600	6.29	5030	5.89	5820	16.16 Per sq. ft. Area	1.95			
22	7.93	3490	7.18	3950	6.69	4410	6.33	4830	6.06	5340	5.69	6240					
24	7.63	3660	6.93	4160	6.46	4650	6.13	5150	5.88	5650	5.53	6640					
26	7.37	3830	6.71	4360	6.27	4890	5.96	5420	5.72	5950	5.39	7010					
28	7.15	4000	6.53	4570	6.11	5132	5.81	5700	5.59	6260	5.28	7390					
30	6.96	4160	6.37	4770	5.97	5370	5.69	5970	5.48	6570	5.18	7770					
CLASS 3												STORY 2 BASEMENT No					
20	8.38	3350	7.63	3810	7.12	4270	6.76	4740	6.50	5200	6.12	6120	21.78 Per sq. ft. Area	1.72			
22	8.04	3540	7.31	4020	6.83	4510	6.49	4990	6.23	5480	5.86	6450					
24	7.75	3720	7.05	4230	6.59	4740	6.25	5250	6.00	5760	5.66	6790					
26	7.51	3910	6.83	4440	6.38	4980	6.06	5510	5.82	6050	5.49	7120					
28	7.30	4090	6.64	4650	6.21	5210	5.89	5780	5.64	6340	5.35	7460					
30	7.12	4270	6.49	4860	6.05	5450	5.75	6040	5.52	6620	5.20	7800					
CLASS 3												STORY 2 BASEMENT FULL					
20	9.60	3840	8.66	4330	8.03	4820	7.58	5310	7.25	5800	6.79	6780	21.79 Per sq. ft. Area	2.17			
22	9.17	4030	8.29	4560	7.79	5080	7.28	5610	6.97	6130	6.52	7130					
24	8.81	4230	7.98	4790	7.43	5350	7.03	5900	6.73	6460	6.31	7680					
26	8.51	4430	7.72	5020	7.19	5610	6.82	6200	6.55	6790	6.14	7980					
28	8.25	4620	7.50	5250	7.00	5890	6.64	6500	6.37	7130	5.99	8390					
30	8.03	4820	7.31	5480	6.82	6140	6.48	6800	6.22	7480	5.86	8790					

EXTERIOR													UNIT
SOLID COMMON BRICK						GROUP TYPE	R	CLASS	3	STORY BASEMENT	1 No		
WIDTH	LENGTH IN LINEAR FEET												COSTS \$
	20		25		30		35		40		50		
	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	
20	6.30	2520	5.67	2830	5.25	3150	4.85	3480	4.72	3780	4.40	4400	Per inch L.F. 14.03 Area 3 ft 1.80
22	6.01	2650	5.42	2980	5.02	3310	4.74	3650	4.63	3980	4.23	4660	
24	5.78	2770	5.21	3130	4.84	3480	4.57	3840	4.37	4190	4.08	4900	
26	5.57	2900	5.04	3270	4.68	3650	4.42	4030	4.23	4400	3.96	5150	
28	5.40	3020	4.89	3420	4.54	3820	4.38	4210	4.12	4610	3.86	5400	
30	5.25	3150	4.75	3570	4.43	3980	4.19	4400	4.02	4820	3.77	5660	Per inch L.F. 14.05 Area 3 ft 1.60
CLASS 3 STORY 1 BASEMENT FULL													
20	7.25	2900	6.49	3240	5.98	3590	5.61	3930	5.34	4270	4.96	4980	
22	6.91	3040	6.20	3410	5.73	3780	5.39	4150	5.14	4520	4.78	5260	
24	6.62	3180	5.96	3580	5.52	3970	5.21	4370	4.97	4770	4.64	5570	
26	6.37	3310	5.75	3740	5.34	4170	5.05	4590	4.83	5020	4.52	5870	
28	6.16	3450	5.58	3910	5.19	4360	4.91	4820	4.71	5270	4.41	6180	
30	5.98	3590	5.43	4070	5.06	4550	4.80	5040	4.60	5520	4.32	6490	Per inch L.F. 17.95 Area 3 ft 1.55
CLASS 3 STORY 1 1/2 BASEMENT No													
20	7.63	3050	6.94	3470	6.49	3890	6.16	4310	5.91	4730	5.57	5570	
22	7.32	3220	6.64	3650	6.19	4080	5.86	4510	5.62	4950	5.28	5810	
24	7.06	3390	6.43	3860	6.02	4330	5.72	4800	5.49	5270	5.18	6220	
26	6.84	3560	6.24	4050	5.84	4550	5.55	5050	5.33	5550	5.03	6540	
28	6.65	3720	6.07	4250	5.68	4770	5.40	5300	5.20	5820	4.91	6870	
30	6.49	3890	5.92	4440	5.55	4990	5.28	5550	5.08	6100	4.80	7200	Per inch L.F. 17.98 Area 3 ft 1.95
CLASS 3 STORY 1 1/2 BASEMENT FULL													
20	8.72	3490	7.87	3940	7.31	4380	6.90	4830	6.60	5280	6.18	6180	
22	8.34	3670	7.54	4150	7.02	4680	6.64	5110	6.36	5600	5.96	6560	
24	8.01	3850	7.27	4360	6.78	4880	6.42	5400	6.17	5910	5.79	6950	
26	7.74	4030	7.04	4580	6.57	5130	6.24	5680	5.99	6230	5.64	7330	
28	7.51	4210	6.84	4790	6.40	5380	6.03	5960	5.85	6550	5.52	7720	
30	7.31	4380	6.67	5000	6.25	5630	5.95	6250	5.72	6870	5.41	8110	Per inch L.F. 24.23 Area 3 ft 1.72
CLASS 3 STORY 2 BASEMENT No													
20	8.95	3580	8.14	4070	7.59	4560	7.20	5040	6.91	5530	6.50	6500	
22	8.58	3780	7.80	4290	7.27	4800	6.90	5310	6.62	5830	6.23	6850	
24	8.27	3970	7.51	4510	7.01	5060	6.65	5590	6.38	6130	6.00	7200	
26	8.01	4170	7.28	4730	6.79	5300	6.44	5860	6.18	6430	5.81	7550	
28	7.78	4360	7.07	4950	6.60	5540	6.26	6130	6.00	6720	5.65	7910	
30	7.59	4560	6.90	5170	6.63	5790	6.10	6410	5.86	7030	5.51	8260	Per inch L.F. 24.26 Area 3 ft 2.17
CLASS 3 STORY 2 BASEMENT FULL													
20	10.17	4070	9.17	4590	8.50	5100	8.02	5620	7.67	6130	7.16	7160	
22	9.72	4280	8.77	4830	8.15	5380	7.79	5930	7.36	6480	6.89	7580	
24	9.34	4480	8.45	5070	7.85	5650	7.43	6240	7.11	6830	6.66	7990	
26	9.02	4690	8.17	5310	7.60	5930	7.20	6550	6.90	7170	6.47	8410	
28	8.74	4890	7.93	5550	7.39	6210	7.00	6860	6.71	7520	6.31	8830	
30	8.50	5100	7.72	5790	7.20	6490	6.84	7180	6.56	7870	6.17	9250	

EXTERIOR COMMON BRICK ON WOOD												GROUP TYPE	R 1	CLASS 3	STORY BASEMENT	1 No	UNIT COSTS \$
WIDTH	LENGTH IN LINEAR FEET																
	20		25		30		35		40		50						
	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST					
20	5.88	2350	5.29	2650	4.90	2940	4.62	3240	4.41	3530	4.12	4120	Per inch L.F. 12.23 Area S.F. 1.20				
22	5.61	2470	5.06	2780	4.69	3100	4.43	3410	4.24	3730	3.96	4360					
24	5.39	2590	4.87	2920	4.52	3280	4.28	3590	4.09	3930	3.83	4600					
26	5.20	2700	4.71	3060	4.38	3410	4.14	3770	3.97	4120	3.72	4830					
28	5.04	2820	4.57	3200	4.25	3570	4.03	3950	3.88	4320	3.62	5070					
30	4.90	2940	4.45	3340	4.15	3730	3.93	4130	3.77	4520	3.54	5310					
CLASS 3												STORY BASEMENT	1 FULL	Per inch L.F. 12.13 Area S.F. 1.60			
20	6.80	2720	6.09	3040	5.61	3370	5.27	3690	5.02	4010	4.66	4660					
22	6.48	2850	5.82	3200	5.38	3550	5.07	3900	4.83	4250	4.50	4950					
24	6.21	2980	5.60	3360	5.19	3740	4.90	4110	4.68	4490	4.37	5240					
26	5.98	3110	5.40	3510	5.02	3920	4.75	4320	4.54	4730	4.26	5530					
28	5.78	3240	5.24	3670	4.88	4100	4.63	4540	4.43	4970	4.16	4830					
30	5.61	3370	5.10	3830	4.76	4290	4.52	4760	4.34	5210	4.08	6120					
CLASS 3												STORY BASEMENT	1 1/2 No	Per inch L.F. 15.83 Area S.F. 1.53			
20	7.16	2860	6.52	3260	6.10	3680	5.79	4080	5.57	4450	5.25	5250					
22	6.87	3020	6.26	3450	5.86	3870	5.57	4290	5.36	4710	5.00	5560					
24	6.63	3180	6.05	3630	5.66	4080	5.39	4530	5.18	4980	4.89	5870					
26	6.42	3340	5.87	3810	5.50	4290	5.23	4760	5.03	5240	4.76	6190					
28	6.25	3500	5.71	4000	5.36	4500	5.10	5000	4.91	5500	4.64	6500					
30	6.10	3660	5.58	4190	5.24	4710	4.99	5240	4.81	5770	4.55	6820					
CLASS 3												STORY BASEMENT	1 1/2 FULL	Per inch L.F. 15.73 Area S.F. 1.95			
20	8.22	3290	7.42	3710	6.89	4140	6.51	4560	6.23	4990	5.83	5830					
22	7.86	3460	7.12	3920	6.63	4370	6.28	4830	6.01	5290	5.64	6210					
24	7.56	3630	6.87	4120	6.41	4610	6.08	5100	5.83	5800	5.48	6580					
26	7.30	3800	6.66	4320	6.22	4850	5.91	5380	5.68	5910	5.35	6980					
28	7.08	3970	6.47	4530	6.06	5090	5.77	5650	5.56	6210	5.24	7330					
30	6.89	4140	6.31	4730	5.92	5330	5.64	5920	5.43	6520	5.14	7710					
CLASS 3												STORY BASEMENT	2 No	Per inch L.F. 21.69 Area S.F. 1.72			
20	8.37	3350	7.62	3810	7.12	4270	6.76	4730	6.49	5190	6.11	6110					
22	8.03	3530	7.31	4020	6.82	4500	6.48	4990	6.22	5470	5.86	6440					
24	7.74	3720	7.05	4230	6.58	4740	6.25	5250	6.00	5760	5.65	6780					
26	7.60	3900	6.83	4440	6.38	4970	6.06	5510	5.81	6050	5.47	7120					
28	7.29	4090	6.64	4650	6.20	5210	5.89	5770	5.66	6330	5.32	7450					
30	7.12	4270	6.47	4860	6.05	5440	5.74	6030	5.51	6620	5.19	7790					
CLASS 3												STORY BASEMENT	2 FULL	Per inch L.F. 21.59 Area S.F. 2.17			
20	9.57	3830	8.63	4310	8.00	4800	7.55	5290	7.22	5780	6.75	6750					
22	9.14	4020	8.26	4540	7.68	5070	7.26	5590	6.94	6110	6.50	7150					
24	8.79	4220	7.96	4770	7.40	5330	7.01	5890	6.71	6440	6.29	7550					
26	8.48	4410	7.70	5000	7.17	5590	6.80	6180	6.51	6780	6.12	7950					
28	8.23	4610	7.47	5230	6.97	5860	6.61	6480	6.35	7110	5.97	8360					
30	8.00	4800	7.28	5460	6.80	6120	6.46	6780	6.20	7440	5.84	8760					

SPECIFICATIONS FOR

GROUP R

TYPE 1

CLASS 4

General Characteristics	Good grade materials Fair amount decorative treatment interior and exterior Workmanship—good
Foundations	Rough dressed stone walls Face brick walls
Roofing	Plain asbestos shingles Best grade wood shingles Ordinary slate shingles Heavy, sheet steel or light copper roof drains
Doors and Windows	Medium weight, best quality, balanced sash Medium weight, best quality, casement sash Extra clear glass Medium weight, best quality, hardwood doors Good grade plated, cast hardware
Basement	6'-6" head room One-half basement plastered and painted Concrete floor, well finished Well built service partitions
Heating	Modern warm air furnace with cold air returns, humidifier, blower, etc. Steam or hot water system Automatic heat control
Floors and Flooring	Quarter sawed hardwood Cemented linoleum Substantial joists, beams and posts
Interior Finish	Good grade hardwood trim Good grade wall paper Rough plastered walls, painted Wide, hardwood stairs, ornamental balustrade
Built-in Features	Kitchen and housekeeping service cabinets Bookcases, telephone nooks, etc. Incinerator
Fireplace	Wood burning, with outside chimney Plain tile hearth Plain hardwood mantel
Plumbing	Master bathroom—tiled floor and walls—shower attachment—good fixtures Servant's bath—tiled floor—medium quality fixtures Kitchen and laundry facilities
Lighting	Armored cable installation Few ceiling outlets Well equipped with sidewall, base and service outlets Light, cast fixtures, plated
Attic Finish	Entire area sealed with wall board Pine flooring on sub-floor Part partitioned

EXTERIOR WOOD SIDING OR STUCCO ON WOOD												GROUP TYPE		R 1	CLASS 4		STORY 1 BASEMENT FULL			
WIDTH	LENGTH IN LINEAR FEET												UNIT							
	30		35		40		45		50		60									
	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST								
20	9.24	5540	8.59	6010	8.11	6490	7.73	6960	7.43	7430	6.98	8370								
24	8.41	6050	7.91	6640	7.53	7230	7.24	7820	7.01	8410	6.66	9590								
28	7.81	6560	7.42	7270	7.13	7980	6.90	8690	6.71	9400	6.44	10820								
32	7.37	7080	7.06	7900	6.82	8730	6.64	9560	6.49	10380	6.27	12040								
36	7.02	7590	6.77	8530	6.58	9480	6.43	10420	6.32	11370	6.14	13260								
40	6.75	8100	6.54	9160	6.39	10230	6.27	11290	6.18	12360	6.04	14480								
												CLASS 4		STORY 1 1/2 BASEMENT FULL						
20	11.42	6850	10.64	7450	10.05	8040	9.59	8630	9.22	9220	8.67	10410								
24	10.43	7510	9.80	8230	9.32	8950	8.95	9670	8.65	10390	8.21	11820								
28	9.73	8170	9.20	9020	8.80	9860	8.50	10700	8.25	11550	7.88	13240								
32	9.20	8830	8.75	9800	8.41	10770	8.15	11740	7.94	12710	7.63	14650								
36	8.79	9490	8.40	10590	8.11	11680	7.89	12780	7.71	13870	7.44	16060								
40	8.46	10150	8.12	11370	7.87	12590	7.67	13810	7.52	15040	7.28	17480								
												CLASS 4		STORY 2 BASEMENT FULL						
20	13.23	7940	12.39	8670	11.75	9400	11.26	10140	10.87	10870	10.27	12330								
24	12.12	8730	11.44	9610	10.92	10490	10.52	11370	10.21	12250	9.73	14010								
28	11.33	9510	10.75	10540	10.33	11570	10.00	12600	9.73	13630	9.33	15680								
32	10.73	10300	10.25	11480	9.88	12650	9.60	13830	9.38	15000	9.04	17360								
36	10.27	11090	9.85	12410	9.54	13740	9.30	15060	9.10	16380	8.81	19030								
40	9.89	11870	9.53	13350	9.26	14820	9.05	16290	8.88	17760	8.63	20710								
FACE BRICK ON WOOD												CLASS 4		STORY 1 BASEMENT FULL						
20	9.77	5860	9.09	6360	8.58	6860	8.18	7360	7.86	7860	7.39	8860								
24	8.90	6410	8.37	7030	7.97	7650	7.66	8270	7.41	8890	7.04	10130								
28	8.28	6950	7.85	7690	7.53	8430	7.28	9180	7.08	9920	6.78	11400								
32	7.81	7500	7.46	8360	7.20	9220	7.00	10080	6.84	10940	6.60	12670								
36	7.44	8040	7.16	9020	6.95	10000	6.78	10990	6.65	11970	6.45	13930								
40	7.15	8590	6.92	9690	6.74	10790	6.61	11890	6.50	12990	6.33	15200								
												CLASS 4		STORY 1 1/2 BASEMENT FULL						
20	12.12	7270	11.29	7910	10.67	8340	10.19	9170	9.80	9800	9.22	11060								
24	11.08	7980	10.40	8740	9.89	9500	9.49	10250	9.34	11010	8.70	12520								
28	10.32	8670	9.75	9560	9.32	10440	8.99	11330	8.73	12220	8.33	13990								
32	9.76	9370	9.27	10380	8.90	11390	8.62	12410	8.39	13420	8.05	15450								
36	9.32	10060	8.89	11200	8.57	12350	8.33	13490	8.13	14630	7.83	16910								
40	8.97	10760	8.59	12030	8.31	13300	8.10	14570	7.92	15840	7.66	18380								
												CLASS 4		STORY 2 BASEMENT FULL						
20	14.15	8490	13.25	9270	12.57	10060	12.04	10840	11.62	11620	10.99	13190								
24	12.95	9330	12.22	10260	11.66	11200	11.23	12130	10.89	13060	10.37	14930								
28	12.10	10160	11.48	11250	11.01	12332	10.65	13420	10.36	14500	9.92	16670								
32	11.46	11000	10.92	12240	10.52	13470	10.21	14700	9.96	15930	9.59	18400								
36	10.96	11840	10.49	13220	10.14	14610	9.87	15990	9.65	17370	9.32	20140								
40	10.56	12670	10.15	14210	9.84	15740	9.60	17280	9.41	18810	9.12	21880								

EXTERIOR												UNIT	
STUCCO ON CONCRETE BLOCK OR TILE						GROUP TYPE	R	CLASS	4	STORY BASEMENT	1 FULL		
WIDTH	LENGTH IN LINEAR FEET											COSTS \$	
	30		35		40		45		50		60		
	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST		TOTAL COST
20	9.05	5430	8.41	5890	7.93	6340	7.56	6800	7.26	7260	6.82	8180	Per inch L.F. 16.25 Area S.F. 2.14
24	8.24	5940	7.75	6510	7.39	7090	7.10	7670	6.87	8260	6.53	9400	
28	7.67	6440	7.28	7140	7.00	7840	6.77	8530	6.59	9230	6.32	10620	
32	7.24	6950	6.93	7770	6.70	8580	6.53	9400	6.38	10210	6.17	11850	
36	6.90	7460	6.66	8390	6.48	9330	6.34	10260	6.22	11200	6.05	13070	
40	6.63	7960	6.44	9020	6.29	10070	6.18	11130	6.09	12180	5.95	14290	Per inch L.F. 21.60 Area S.F. 2.66
CLASS 4 STORY 1 1/2 BASEMENT FULL													
20	11.49	6900	10.70	7490	10.11	8090	9.65	8680	9.28	9280	8.72	10470	
24	10.50	7560	9.86	8280	9.38	9000	9.01	9730	8.71	10450	8.26	11890	
28	9.79	8220	9.26	9070	8.86	9920	8.55	10770	8.30	11620	7.93	13320	
32	9.26	8890	8.81	9860	8.47	10840	8.20	11810	7.99	12790	7.68	14740	Per inch L.F. 25.98 Area S.F. 3.03
36	8.84	9550	8.46	10650	8.16	11760	7.94	12860	7.76	13960	7.48	16160	
40	8.51	10220	8.18	11450	7.92	12670	7.72	13900	7.56	15130	7.33	17590	
CLASS 4 STORY 2 BASEMENT FULL													
20	13.41	8050	12.55	8790	11.91	9530	11.41	10270	11.01	11010	10.41	12490	
24	12.28	8840	11.59	9730	11.06	10620	10.66	11510	10.34	12400	9.85	14180	Per inch L.F. 21.13 Area S.F. 2.14
28	11.50	9640	10.90	10680	10.46	11720	10.13	12760	9.86	13800	9.45	15880	
32	10.87	10440	10.38	11630	10.01	12820	9.73	14010	9.50	15200	9.15	17570	
36	10.41	11240	9.98	12580	9.66	13910	9.41	15250	9.22	16590	8.92	19270	
40	10.03	12040	9.66	13520	9.38	15010	9.16	16500	8.99	17980	8.73	20960	
FACE BRICK ON COMMON BRICK CLASS 4 STORY BASEMENT FULL												Per inch L.F. 26.34 Area S.F. 2.66	
20	9.99	5990	9.29	6510	8.77	7020	8.37	7530	8.04	8040	7.55		9060
24	9.10	6550	8.55	7180	8.14	7820	7.82	8450	7.57	9080	7.19		10350
28	8.46	7110	8.02	7860	7.69	8620	7.44	9370	7.23	10120	6.92		11630
32	7.98	7660	7.62	8540	7.35	9410	7.15	10290	6.98	11160	6.73		12920
36	7.61	8220	7.32	9220	7.09	10210	6.92	11210	6.78	12210	6.57	14200	Per inch L.F. 32.85 Area S.F. 3.03
40	7.31	8780	7.07	9890	6.88	11010	6.74	12130	6.62	13250	6.45	15480	
CLASS 4 STORY 1 1/2 BASEMENT FULL													
20	12.42	7450	11.57	8100	10.94	8750	10.44	9400	10.04	10040	9.45	11340	
24	11.35	8170	10.65	8950	10.13	9720	9.72	10500	9.39	11270	8.91	12820	
28	10.58	8880	9.99	9790	9.55	10690	9.21	11600	8.93	12500	8.52	14310	Per inch L.F. 26.34 Area S.F. 2.66
32	10.00	9600	9.49	10630	9.11	11670	8.82	12700	8.58	13730	8.23	15800	
36	9.55	10310	9.11	11480	8.78	12640	8.52	13800	8.31	14960	8.00	17290	
40	9.19	11030	8.80	12320	8.51	13610	8.28	14900	8.10	16190	7.82	18770	
CLASS 4 STORY 2 BASEMENT FULL												Per inch L.F. 32.85 Area S.F. 3.03	
20	14.54	8720	13.61	9530	12.92	10340	12.38	11140	11.95	11950	11.30		13560
24	13.31	9580	12.55	10540	11.97	11500	11.53	12450	11.17	13410	10.64		15320
28	12.43	10440	11.78	11550	11.30	12660	10.92	13763	10.62	14870	10.17		17080
32	11.77	11300	11.21	12560	10.79	13820	10.47	15070	10.21	16330	9.82		18850
36	11.25	12160	10.77	13570	10.40	14980	10.11	16390	9.89	17800	9.54	20610	Per inch L.F. 26.34 Area S.F. 2.66
40	10.84	13010	10.41	14570	10.08	16130	9.83	17690	9.63	19260	9.32	22380	

EXTERIOR FACE BRICK ON CONCRETE BLOCK OR TILE												GROUP TYPE		R 1	CLASS 4		STORY BASEMENT		1	FULL	
WIDTH	LENGTH IN LINEAR FEET														UNIT						
	30		35		40		45		50		60		80								
	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST							
20	9.67	5800	9.00	6300	8.48	6790	8.10	7290	7.78	7780	7.31	8770									
24	8.81	6340	8.28	6960	7.89	7570	7.68	8190	7.33	8800	6.97	10030									
28	8.20	6880	7.77	7620	7.46	8350	7.21	9090	7.02	9820	6.72	11290									
32	7.73	7420	7.39	8280	7.14	9140	6.94	9990	6.78	10850	6.54	12560									
36	7.37	7960	7.10	8940	6.89	9920	6.72	10890	6.59	11870	6.40	13820									
40	7.09	8510	6.86	9600	6.69	10700	6.56	11800	6.45	12890	6.29	15090									
												CLASS 4		STORY BASEMENT		1 1/2	FULL				
20	12.05	7230	11.22	7850	10.60	8480	10.12	9110	9.73	9730	9.15	10990									
24	11.00	7920	10.33	8680	9.82	9430	9.43	10130	9.12	10940	8.64	12450									
28	10.26	8620	9.69	9500	9.27	10380	8.94	11260	8.67	12140	8.28	13910									
32	9.70	9310	9.21	10320	8.85	11330	8.57	12340	8.34	13350	8.01	15370									
36	9.28	10000	8.84	11140	8.53	12280	8.28	13420	8.09	14560	7.79	16830									
40	8.92	10700	8.55	11970	8.27	13230	8.06	14500	7.88	15760	7.62	18290									
												CLASS 4		STORY BASEMENT		2	FULL				
20	14.10	8460	13.20	9240	12.53	10020	12.00	10800	11.58	11580	10.95	13140									
24	12.92	9300	12.18	10230	11.63	11160	11.19	12090	10.85	13020	10.33	14880									
28	12.06	10130	11.44	11210	10.98	12290	10.61	13370	10.32	14450	9.89	16620									
32	11.43	10970	10.89	12200	10.49	13430	10.18	14660	9.93	15890	9.56	18350									
36	10.93	11800	10.46	13180	10.11	14560	9.85	15950	9.63	17330	9.30	20090									
40	10.53	12640	10.12	14170	9.81	15700	9.58	17240	9.39	18770	9.10	21830									
												CLASS		STORY BASEMENT							

SPECIFICATIONS FOR

GROUP R

TYPE 1

CLASS 5

General	Best grade of materials
Character-istics	Extensive use of decorative features, interior and exterior Workmanship—very good
Foundations	Dressed stone walls with water table, sills, etc.
Roofing	Selected asbestos or slate shingles Hand hewn wood shingle Ornamental tile Heavy copper or lead flashings and roof drains
Doors and Windows	Best quality, heavy, wood or metal sash, balanced or case-ment type, stock patterns Light weight plate glass Heavy hardwood doors Solid brass or bronze hardware in stock patterns
Basement	7' head room; floor and walls waterproofed Special floor finish Tile partitions Entire basement plastered and painted
Heating	Hot water or vapor system Automatic stokers Automatic controls
Floors and Flooring	Best grade hardwood Battleship linoleum Rubber tile Heavy framing
Interior Finish	Best grade hardwood trim, stock patterns Fine quality wall paper, fabric or other coverings Painted walls, decorated Custom-built hardwood stairs
Built-in Features	Kitchen and housekeeping service cabinets Bookcases, etc., custom-built Incinerator Telephone conduits
Fireplace	Wood burning, with outside chimney Plain tile hearth Domestic marble mantel
Plumbing	Master bathrooms—tiled floor and walls—separate shower stall—best quality fixtures—1 per bedroom Servants' bath—tiled floor—part tiled walls—good quality fixtures Extra toilet and lavatory facilities—best quality Ample kitchen and laundry facilities Brass or wrought iron piping
Lighting	Conduit installation Fully equipped with ceiling, wall and service outlets Master and individual switch controls Heavy, cast fixtures, plated
Attic Finish	Entire area partitioned Good grade hardwood floor Walls and ceiling plastered and painted

EXTERIOR WOOD SIDING OR STUCCO ON WOOD												GROUP TYPE R 1		CLASS 5		STORY BASEMENT 1 FULL		UNIT COSTS \$	Per Sq. Ft. Area	Per Lineal Foot Area
WIDTH	LENGTH IN LINEAR FEET																			
	30		40		50		60		70		80									
	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST								
30	13.11	11800	11.68	13900	10.63	15950	10.03	18050	9.60	20150	9.25	22200	CLASS 5 STORY 2 BASEMENT FULL	Per Sq. Ft. Area	Per Lineal Foot Area					
34	12.40	12650	11.03	15000	10.24	17400	9.68	19750	9.29	22100	9.01	24500								
38	11.80	13450	10.63	16150	9.89	18800	9.41	21450	9.06	24100	8.80	26750								
42	11.35	14300	10.27	17250	9.62	20200	9.19	23150	8.86	26050	8.63	29000								
46	10.98	15150	9.97	18350	9.39	21600	8.99	24800	8.71	28050	8.51	31300								
50	10.63	15950	9.75	19500	9.20	23000	8.83	26500	8.59	30050	8.39	33550	CLASS 5 STORY 2 BASEMENT FULL	Per Sq. Ft. Area	Per Lineal Foot Area					
30	18.39	16550	16.54	19850	15.47	23200	14.72	26500	14.21	29850	13.81	33150								
34	17.50	17850	15.88	21600	14.88	25300	14.24	29050	13.76	32750	13.42	36500								
38	16.84	19200	15.33	23300	14.45	27450	13.84	31550	13.42	35700	13.11	39850								
42	16.27	20500	14.91	25050	14.10	29600	13.53	34100	13.15	38650	12.84	43150								
46	15.83	21850	14.57	26800	13.78	31700	13.28	36650	12.90	41650	12.64	46500	CLASS 5 STORY 1 BASEMENT FULL	Per Sq. Ft. Area	Per Lineal Foot Area					
50	15.47	23200	14.25	28500	13.54	33850	13.07	39200	12.71	44500	12.46	49850								
30	14.00	12600	12.33	14800	11.30	16950	10.64	19150	10.17	21350	9.81	23550								
34	13.19	13450	11.73	15950	10.85	18450	10.25	20900	9.83	23400	9.52	25900								
38	12.59	14350	11.25	17100	10.47	19900	9.96	22700	9.57	25450	9.29	28250								
42	12.06	15200	10.89	18300	10.17	21350	9.70	24450	9.37	27550	9.11	30600	CLASS 5 STORY 2 BASEMENT FULL	Per Sq. Ft. Area	Per Lineal Foot Area					
46	11.67	16100	10.57	19450	9.93	22850	9.49	26200	9.19	29600	8.95	32950								
50	11.30	16950	10.33	20650	9.72	24300	9.33	28000	9.04	31650	8.84	35350								
30	19.89	17900	17.83	21400	16.63	24950	15.81	28450	15.24	32000	14.79	35500								
34	18.92	19300	17.10	23250	15.97	27150	15.25	31100	14.73	35050	14.34	39000								
38	18.16	20700	16.48	25050	15.47	29400	14.80	33750	14.32	38100	13.96	42450	CLASS 5 STORY 1 BASEMENT FULL	Per Sq. Ft. Area	Per Lineal Foot Area					
42	17.54	22100	15.98	26850	15.07	31650	14.44	36400	14.00	41150	13.66	45900								
46	17.03	23500	15.60	28700	14.72	33850	14.15	39050	13.73	44200	13.42	49400								
50	16.63	24950	15.25	30500	14.40	36100	13.90	41700	13.50	47250	13.21	52850								
30	13.50	12150	11.92	14300	10.93	16400	10.31	18550	9.86	20700	9.50	22800								
34	12.75	13000	11.36	15450	10.50	17850	9.95	20300	9.54	22700	9.23	25100	CLASS 5 STORY 2 BASEMENT FULL	Per Sq. Ft. Area	Per Lineal Foot Area					
38	12.15	13850	10.92	16600	10.17	19300	9.65	22000	9.29	24700	9.01	27400								
42	11.67	14700	10.54	17700	9.86	20700	9.40	23700	9.08	26700	8.84	29700								
46	11.27	15550	10.24	18850	9.63	22150	9.22	25450	8.93	28750	8.70	32000								
50	10.93	16400	10.00	20000	9.44	23600	9.05	27150	8.79	30750	8.59	34350								
30	18.89	17000	17.04	20450	15.90	23850	15.14	27250	14.60	30650	14.19	34050	CLASS 5 STORY 2 BASEMENT FULL	Per Sq. Ft. Area	Per Lineal Foot Area					
34	18.04	18400	16.32	22200	15.29	26000	14.61	29800	14.12	33600	13.75	37400								
38	17.33	19750	15.79	24000	14.82	28150	14.21	32400	13.76	36600	13.42	40800								
42	16.75	21100	15.30	25700	14.45	30350	13.87	34950	13.45	39550	13.16	44200								
46	16.27	22450	14.95	27500	14.13	32500	13.59	37500	13.21	42550	12.92	47550								
50	15.90	23850	14.63	29250	13.86	34650	13.87	40100	13.00	46500	12.74	50950								

EXTERIOR												UNIT COSTS \$	
FACE BRICK ON BRICK						GROUP TYPE	R 1	CLASS 5	STORY 1 BASEMENT FULL				
WIDTH	LENGTH IN LINEAR FEET												
	30		40		50		60		70		80		
	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	
30	14.56	13100	12.79	15350	11.73	17600	11.06	19900	10.55	22150	10.17	24400	Perimeter L.F. 33.51 Area S.F. 3.36
34	13.73	14000	12.17	16550	11.24	19100	10.64	21700	10.19	24250	9.85	26800	
38	13.07	14900	11.68	17750	10.84	20600	10.31	23500	9.91	26350	9.61	29200	
42	12.54	15800	11.28	18950	10.55	22150	10.04	25300	9.68	28450	9.40	31600	
46	12.10	16700	10.95	20150	10.28	23650	9.82	27100	9.49	30550	9.24	34000	
50	11.73	17800	10.68	21350	10.06	25150	9.63	28900	9.33	32650	9.10	36400	
	CLASS 5 STORY 2 BASEMENT FULL												
	30		40		50		60		70		80		
	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	
30	20.50	18450	18.38	22050	17.13	25700	16.28	29300	15.69	32950	15.23	36550	Perimeter L.F. 54.56 Area S.F. 4.77
34	19.51	19900	17.61	23950	16.44	27950	15.69	32000	15.16	36050	14.72	40050	
38	18.73	21350	16.97	25800	15.92	30250	15.22	34700	14.72	39150	14.34	43600	
42	18.10	22800	16.46	27650	15.48	32500	14.84	37400	14.37	42250	14.02	47100	
46	17.57	24250	16.03	29500	15.13	34800	14.51	40050	14.08	45350	13.76	50600	
50	17.13	25700	15.70	31400	14.82	37050	14.26	42750	13.84	48450	13.53	54100	
	FACE BRICK ON CONCRETE BLOCK OR TILE CLASS 5 STORY 1 BASEMENT FULL												
	30		40		50		60		70		80		
	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	
30	14.17	12750	12.46	14950	11.43	17150	10.78	19400	10.29	21600	9.92	23800	Perimeter L.F. 31.21 Area S.F. 3.36
34	13.38	13650	11.88	16150	10.97	18650	10.37	21150	9.94	23650	9.63	26200	
38	12.72	14500	11.41	17350	10.61	20150	10.07	22950	9.68	26750	9.39	28550	
42	12.22	15400	11.01	18500	10.29	21600	9.80	24700	9.47	27850	9.21	30950	
46	11.81	16300	10.71	19700	10.04	23100	9.60	26500	9.29	29900	9.05	33300	
50	11.43	17150	10.43	20850	9.84	24600	9.43	28300	9.14	32000	8.93	35700	
	CLASS 5 STORY 2 BASEMENT FULL												
	30		40		50		60		70		80		
	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	
30	20.07	18050	18.04	21850	16.80	25200	15.97	28750	15.38	32300	14.94	35850	Perimeter L.F. 51.89 Area S.F. 4.77
34	19.12	19500	17.24	23450	16.15	27450	15.39	31400	14.85	35350	14.47	39350	
38	18.33	20900	16.64	26300	15.63	29700	14.93	34050	14.45	38450	14.08	42800	
42	17.74	22350	16.16	27150	15.21	31950	14.56	36700	14.12	41600	13.78	46300	
46	17.21	23750	15.73	28950	14.85	34150	14.28	39400	13.85	44600	13.53	49800	
50	16.80	25200	15.40	30800	14.56	36400	14.02	42050	13.61	47650	13.33	53500	
	CLASS STORY BASEMENT												
	S.F.	TOTAL	S.F.	TOTAL	S.F.	TOTAL	S.F.	TOTAL	S.F.	TOTAL	S.F.	TOTAL	
													Perimeter L.F. Area S.F.
	CLASS STORY BASEMENT												
	S.F.	TOTAL	S.F.	TOTAL	S.F.	TOTAL	S.F.	TOTAL	S.F.	TOTAL	S.F.	TOTAL	
													Perimeter L.F. Area S.F.

SPECIFICATIONS FOR

GROUP R	TYPE 1	CLASS 6
General	Best grade of materials	
Characteristics	Elaborate treatment of all interior and exterior architectural details	
	Workmanship—the best	
Foundations	Dressed stone walls—granite trim or equal	
Roofing	Best grade asbestos or slate shingles	
	Ornamental tile	
	Heavy copper or lead flashings and roof drains	
Doors and Windows	Best quality, wood or metal sash, balanced or casement type—custom made	
	Heavy plate glass	
	Exterior doors—heavy, hardwood, hand carved	
	Interior doors—heavy, hardwood, mirrored or plain	
	Solid brass or bronze hardware—custom made	
Basement	8' head room—floor and walls waterproofed	
	Linoleum or hardwood on concrete floor	
	Tile partitions separating service and recreation rooms	
	Entire basement plastered and painted	
Heating	Hot water or vapor system	
	Automatic stokers and controls	
	Concealed radiation	
	Air conditioning equipment	
Floors and Flooring	Parquet hardwood	
	Tile, mosaic, or terrazo	
	Marble	
	Heavy framing	
Interior Finish	Hand carved trim in expensive woods	
	Best paper or other wall coverings	
	Special mural decorations	
	Custom built stairs—imported woods	
Built-in Features	Well supplied with standard and special purpose features—incinerator, baggage lift, house-phone system, etc.	
	Bookcases, etc., hand carved—imported woods	
Fireplace	Wood burning, with outside chimney—2 or more	
	Elaborate hearth	
	Hand carved mantel of imported marble	
Plumbing	Master bathrooms—fancy tiles or marble floor and walls—separate shower stall—custom built fixtures—1 per bedroom	
	Servants' bathroom—tiled floor—part tiled walls—good quality fixtures	
	Extra toilet and lavatory facilities—best quality	
	Complete kitchen and laundry facilities	
	Brass or wrought iron piping	
Lighting	Conduit installation—individual room circuits	
	Fully equipped with all outlets	
	Master and individual switch controls	
	Solid brass or bronze fixtures	
Attic Finish	8' head room	
	Entire area divided into rooms	
	Good grade hardwood floor	
	Walls and ceiling plastered and painted	

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SPECIFICATIONS FOR

GROUP R

TYPE 2

CLASS 1

General Character-istics	Lowest grade of materials Minimum amount of materials Workmanship—poor
Foundations	Wood posts on wood sills Rough walls of field stone or quarry chips
Roofing	Double or 3-ply composition roofing—roll type Lowest grade wood shingles No roof drains
Doors and Windows	Light, cheap sash—without weights Cheapest glass Light, pine doors Minimum amount of cheapest hardware
Basement	6' head room, bare walls Dirt floor No partitions
Heating	Stoves
Floors and Flooring	Wide boards on light joists
Interior Finish	Common yellow pine, minimum amount Cheapest wall paper Narrow stairs, pine treads and handrail
Built-in Features	Open shelves
Fireplace	None
Plumbing	Enameled iron (or equal) water closet and kitchen sink
Lighting	Lamps
Attic Finish	Bare wall studs and roof joists No floor

EXTERIOR WOOD SIDING OR STUCCO ON WOOD												GROUP TYPE	R 2	CLASS 1	STORY 2 BASEMENT No	UNIT L.F. S.F. Area
WIDTH	LENGTH IN LINEAR FEET															
	30		35		40		45		50							
	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST				
20	4.00	2400	3.55	2690	3.71	2970	3.61	3250	3.54	3540			10.41			
22	3.86	2550	3.71	2850	3.59	3160	3.49	3460	3.42	3760			10.41			
24	3.76	2710	3.60	3030	3.49	3350	3.40	3670	3.32	3990			10.41			
26	3.67	2860	3.52	3200	3.40	3540	3.31	3880	3.24	4210			10.41			
28	3.60	3020	3.44	3380	3.33	3730	3.24	4090	3.17	4440			10.41			
30	3.53	3180	3.38	3550	3.27	3920	3.18	4300	3.11	4670			10.41			
CLASS 1 STORY 2 FULL																
20	4.51	2700	4.32	3020	4.18	3340	4.07	3660	3.98	3980			12.48			
22	4.35	2870	4.17	3210	4.03	3550	3.93	3890	3.84	4230			12.48			
24	4.23	3040	4.05	3400	3.91	3760	3.81	4120	3.73	4480			12.48			
26	4.12	3220	3.95	3590	3.82	3970	3.72	4350	3.63	4730			12.48			
28	4.04	3390	3.86	3790	3.73	4180	3.63	4580	3.55	4980			12.48			
30	3.96	3570	3.79	3980	3.66	4400	3.56	4810	3.48	5230			12.48			
STUCCO ON CONCRETE BLOCK OR TILE CLASS 1 STORY 2 FULL																
20	5.13	3080	4.90	3430	4.72	3780	4.58	4130	4.48	4480			16.57			
22	4.94	3260	4.71	3630	4.54	4000	4.41	4360	4.30	4730			16.57			
24	4.79	3450	4.56	3830	4.39	4220	4.26	4600	4.16	4990			16.57			
26	4.66	3640	4.44	4040	4.27	4440	4.14	4850	4.04	5250			16.57			
28	4.56	3830	4.33	4250	4.17	4670	4.04	5090	3.94	5510			16.57			
30	4.46	4020	4.24	4460	4.08	4900	3.95	5330	3.85	5770			16.57			
CLASS 1 STORY 2 FULL																
20	5.30	3180	5.06	3540	4.89	3910	4.75	4270	4.64	4640			16.60			
22	5.10	3370	4.88	3750	4.70	4140	4.57	4530	4.46	4910			16.60			
24	4.95	3570	4.73	3970	4.56	4380	4.43	4780	4.32	5190			16.60			
26	4.83	3760	4.60	4190	4.43	4610	4.30	5040	4.20	5460			16.60			
28	4.72	3960	4.50	4410	4.33	4850	4.20	5290	4.10	5740			16.60			
30	4.63	4170	4.41	4630	4.24	5090	4.11	5560	4.01	6010			16.60			
SOLID COMMON BRICK CLASS 1 STORY 2 FULL																
20	5.55	3330	5.29	3700	5.09	4070	4.94	4450	4.82	4820			18.80			
22	5.33	3520	5.08	3910	4.89	4300	4.74	4790	4.62	5090			18.80			
24	5.17	3720	4.92	4130	4.73	4540	4.58	4950	4.46	5360			18.80			
26	5.03	3920	4.78	4350	4.59	4780	4.45	5200	4.33	5630			18.80			
28	4.91	4130	4.66	4570	4.48	5010	4.33	5460	4.22	5900			18.80			
30	4.81	4330	4.56	4790	4.38	5250	4.23	5720	4.12	6180			18.80			
CLASS 1 STORY 2 FULL																
20	5.70	3420	5.44	3810 ⁹	5.25	4200	5.09	4580	4.97	4970			18.76			
22	5.49	3620	5.23	4030	5.04	4440	4.90	4850	4.78	5260			18.76			
24	5.32	3830	5.07	4260	4.88	4690	4.74	5120	4.62	5540			18.76			
26	5.18	4040	4.93	4490	4.75	4940	4.60	5380	4.48	5830			18.76			
28	5.06	4250	4.82	4720	4.63	5190	4.49	5650	4.37	6120			18.76			
30	4.96	4470	4.72	4950	4.53	5440	4.39	5920	4.27	6410			18.76			

SPECIFICATIONS FOR

GROUP R

TYPE 2

CLASS 2

General Characteristics	Cheap materials Few decorative features Workmanship—fair
Foundations	Stone or brick piers Plain concrete block walls Rough quarry stone walls Light, concrete walls
Roofing	3-ply composition roofing, roll or shingle type Fair grade wood shingles Flat-seam tin roof Light weight sheet steel roof drains
Doors and Windows	Light weight balanced type sash Cheap glass Medium weight pine doors or equal Small amount of cheap, stamped hardware
Basement	6' head room, bare walls Wood floor Light, concrete floor Rough board partitions
Heating	Warm air furnace—pipeless type
Floors and Flooring	Hard pine or equal flooring on sub-floor Light joists, bridged
Interior Finish	Medium grade, hard pine or similar stock trim Cheap wall paper Narrow stairs, pine treads, cheap balustrade
Built-in Features	Kitchen wall cabinet
Fireplace	None
Plumbing	Bathroom—hardwood floor, plastered walls Kitchen sink Cheap vitreous fixtures
Lighting	Ceiling outlets only Cheap stamped metal fixtures
Attic Finish	Bare wall studs and roof joists Rough board floor

EXTERIOR												
WOOD SIDING OR STUCCO ON WOOD						GROUP TYPE	R	CLASS	2	STORY BASEMENT	2 NO	
WIDTH	LENGTH IN LINEAR FEET											UNIT COSTS \$
	30		35		40		45		50			
	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST		
20	5.50	3300	5.24	3670	5.04	4030	4.88	4390	4.75	4750		Per inch L.F. 12.40 Area S.F. 1.40
22	5.30	3500	5.04	3880	4.86	4270	4.71	4660	4.59	5050		
24	5.12	3690	4.88	4100	4.71	4520	4.57	4930	4.46	5350		
26	4.98	3880	4.75	4330	4.58	4770	4.45	5210	4.34	5650		
28	4.87	4090	4.64	4550	4.48	5020	4.35	5480	4.25	5940		
30	4.77	4290	4.55	4780	4.39	5270	4.27	5760	4.16	6240		
CLASS 2 STORY 2 BASEMENT FULL												Per inch L.F. 13.96 Area S.F. 1.81
20	6.60	3960	6.24	4370	5.97	4780	5.76	5190	5.60	5600		
22	6.32	4170	6.00	4620	5.76	5070	5.57	5520	5.42	5960		
24	6.09	4390	5.80	4870	5.58	5360	5.41	5840	5.27	6330		
26	5.90	4610	5.64	5130	5.43	5650	5.28	6170	5.15	6700		
28	5.75	4830	5.50	5390	5.31	5950	5.16	6510	5.05	7080		
30	5.62	5060	5.38	5650	5.20	6240	5.07	6840	4.95	7430		
STUCCO ON CONCRETE BLOCK OR TILE												Per inch L.F. 17.90 Area S.F. 1.40
CLASS 2 STORY 2 BASEMENT NO												
20	6.51	3910	6.18	4330	5.94	4750	5.74	5170	5.59	5590		
22	6.25	4130	5.94	4570	5.71	5020	5.52	5470	5.38	5920		
24	6.04	4350	5.74	4820	5.51	5290	5.34	5770	5.20	6240		
26	5.86	4570	5.57	5070	5.36	5570	5.19	6070	5.05	6570		
28	5.72	4810	5.44	5330	5.22	5850	5.06	6370	4.93	6900		
30	5.60	5040	5.32	5590	5.11	6130	4.95	6680	4.82	7230		
CLASS 2 STORY 2 BASEMENT FULL												Per inch L.F. 17.93 Area S.F. 1.81
20	7.33	4400	6.93	4850	6.63	5300	6.40	5760	6.21	6210		
22	7.02	4640	6.66	5130	6.38	5620	6.17	6110	6.00	6600		
24	6.76	4870	6.43	5400	6.17	5930	5.98	6450	5.82	6980		
26	6.55	5110	6.23	5670	6.00	6240	5.82	6810	5.67	7370		
28	6.38	5360	6.08	5960	5.86	6560	5.68	7160	5.54	7760		
30	6.23	5610	5.95	6250	5.74	6880	5.57	7520	5.43	8150		
SOLID COMMON BRICK												Per inch L.F. 20.85 Area S.F. 1.40
CLASS 2 STORY 2 BASEMENT NO												
20	7.07	4240	6.70	4690	6.43	5140	6.22	5600	6.05	6050		
22	6.78	4480	6.44	4960	6.18	5430	5.97	5910	5.81	6390		
24	6.55	4720	6.22	5220	5.96	5830	5.77	6230	5.61	6730		
26	6.36	4960	6.03	5490	5.79	6020	5.60	6550	5.45	7080		
28	6.20	5210	5.88	5770	5.64	6320	5.45	6870	5.30	7430		
30	6.07	5460	5.75	6040	5.52	6620	5.33	7200	5.18	7770		
CLASS 2 STORY 2 BASEMENT FULL												Per inch L.F. 20.75 Area S.F. 1.81
20	7.87	4720	7.43	5200	7.11	5680	6.85	6170	6.65	6650		
22	7.53	4970	7.13	5490	6.83	6010	6.60	6530	6.41	7050		
24	7.26	5220	6.88	5780	6.60	6340	6.39	6900	6.21	7460		
26	7.03	5480	6.68	6080	6.42	6670	6.21	7270	6.05	7860		
28	6.84	5750	6.51	6380	6.26	7010	6.06	7640	5.91	8270		
30	6.68	6020	6.36	6680	6.12	7350	5.94	8010	5.79	8680		

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SPECIFICATIONS FOR

GROUP R

TYPE 2

CLASS 3

General Character-istics	Medium grade materials Some decorative treatment, interior and exterior Workmanship—fair
Foundations	Stone or brick piers Concrete block walls, faced above grade Stone walls, coursed above grade Light, concrete walls, plain finish
Roofing	Heavy weight composition shingles Good grade wood shingles Metal shingles Medium weight sheet steel roof drains
Doors and Windows	Medium weight balanced type sash Fair grade glass Medium weight hardwood doors Good grade stamped hardware
Basement	6'-6" head room, bare walls Concrete floor M & D board partitions
Heating	Warm air furnace—standard type Hot water heating system, cottage type
Floors and Flooring	Plain sawed oak on sub-floor—1st floor Hard pine or equal on sub-floor—2nd floor Light joists, well bridged
Interior Finish	Good grade pine trim Medium grade wall paper Painted walls Medium width stairs, hardwood treads, good balustrade
Built-in Features	Kitchen service cabinet Linen closets Bookcases
Fireplace	Gas burning, inside chimney Plain wood mantel
Plumbing	Bathroom with tile floor and Keene cement walls Cheap laundry facilities Vitreous fixtures, medium quality
Lighting	Well equipped with ceiling outlets Few base board and wall outlets Good stamped metal fixtures
Attic Finish	Side walls and roof sealed with wall board Rough board floor

EXTERIOR WOOD SIDING OR STUCCO ON WOOD												GROUP TYPE	R	CLASS	3	STORY BASEMENT	2 NO		
WIDTH	LENGTH IN LINEAR FEET																		UNIT
	30		35		40		45		50		60								COVS
	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	Area
20	7.26	4360	6.83	4780	6.51	5210	6.26	5640	6.06	6060	5.76	6910							15.12
22	6.94	4580	6.54	5030	6.24	5490	6.01	5950	5.82	6400	5.54	7310							1.72
24	6.67	4800	6.29	5290	6.01	5770	5.79	6260	5.62	6740	5.36	7710							Area
26	6.45	5030	6.09	5540	5.82	6060	5.61	6570	5.45	7080	5.20	8110							Area
28	6.27	5270	5.92	5810	5.67	6350	5.46	6890	5.31	7430	5.06	8510							Area
30	6.11	5500	5.78	6070	5.52	6630	5.33	7190	5.17	7780	4.94	8890							Area
												CLASS 3		STORY 2		BASEMENT FULL			
20	8.90	5340	8.31	5820	7.86	6290	7.51	6760	7.23	7230	6.82	8180							16.80
22	8.47	5590	7.91	6090	7.50	6600	7.17	7100	6.92	7610	6.53	8620							Area
24	8.10	5830	7.59	6380	7.21	6920	6.92	7470	6.68	8010	6.32	9110							Area
26	7.81	6090	7.33	6670	6.98	7260	6.71	7850	6.49	8430	6.16	9600							Area
28	7.56	6350	7.12	6970	6.79	7600	6.53	8230	6.32	8850	6.01	10100							Area
30	7.34	6610	6.93	7270	6.62	7940	6.37	8600	6.18	9270	5.89	10600							Area
STUCCO ON CONCRETE BLOCK OR TILE												CLASS 3		STORY 2		BASEMENT NO			
20	8.24	4940	7.75	5420	7.38	5900	7.10	6390	6.87	6870	6.53	7830							20.42
22	7.86	5190	7.40	5700	7.06	6210	6.79	6730	6.58	7240	6.26	8260							Area
24	7.55	5440	7.12	5980	6.79	6520	6.54	7060	6.33	7600	6.03	8680							Area
26	7.30	5690	6.88	6260	6.67	6930	6.33	7400	6.13	7970	5.84	9110							Area
28	7.09	5960	6.69	6550	6.38	7150	6.15	7750	5.96	8340	5.68	9540							Area
30	6.91	6220	6.52	6850	6.23	7470	6.00	8100	5.81	8720	5.54	9970							Area
												CLASS 3		STORY 2		BASEMENT FULL			
20	9.58	5760	8.94	6260	8.46	6770	8.09	7280	7.79	7790	7.36	8810							20.43
22	9.11	6010	8.51	6560	8.07	7100	7.72	7640	7.44	8190	7.03	9270							Area
24	8.72	6280	8.17	6860	7.76	7450	7.44	8030	7.16	8620	6.79	9780							Area
26	8.40	6550	7.89	7180	7.50	7800	7.20	8430	6.96	9050	6.60	10300							Area
28	8.14	6840	7.65	7600	7.29	8160	7.01	8830	6.78	9490	6.44	10820							Area
30	7.91	7120	7.45	7820	7.10	8530	6.84	9230	6.62	9930	6.30	11540							Area
SOLID COMMON BRICK												CLASS 3		STORY 2		BASEMENT NO			
20	8.70	5220	8.18	5730	7.80	6240	7.49	6750	7.25	7250	6.89	8270							22.87
22	8.31	5480	7.82	6020	7.45	6560	7.17	7100	6.94	7640	6.60	8710							Area
24	7.98	5750	7.52	6320	7.17	6880	6.90	7450	6.68	8020	6.36	9150							Area
26	7.72	6020	7.27	6620	6.93	7210	6.67	7810	6.46	8400	6.15	9590							Area
28	7.50	6300	7.06	6920	6.74	7580	6.48	8170	6.28	8790	5.97	10030							Area
30	7.31	6580	6.89	7230	6.57	7880	6.32	8530	6.12	9180	5.82	10480							Area
												CLASS 3		STORY 2		BASEMENT FULL			
20	10.05	6030	9.38	6570	8.88	7110	8.49	7640	8.16	8160	7.71	9250							22.90
22	9.56	6311	8.94	6880	8.47	7450	8.10	8020	7.81	8590	7.37	9730							Area
24	9.16	6590	8.58	7200	8.14	7810	7.80	8420	7.53	9030	7.12	10250							Area
26	8.82	6880	8.28	7530	7.87	8190	7.55	8840	7.30	9490	6.91	10790							Area
28	8.55	7180	8.03	7870	7.64	8560	7.34	9250	7.10	9940	6.74	11320							Area
30	8.31	7490	7.82	8210	7.45	8940	7.16	9670	6.93	10400	6.59	11860							Area

SPECIFICATIONS FOR

GROUP R

TYPE 2

CLASS 4

General Characteristics	Good grade materials Fair amount decorative treatment interior and exterior Workmanship—good
Foundations	Rough dressed stone walls Face brick walls
Roofing	Plain asbestos shingles Best grade wood shingles Ordinary slate shingles Heavy, sheet steel or light copper roof drains
Doors and Windows	Medium weight, best quality, balanced sash Medium weight, best quality, casement sash Extra clear glass Medium weight, best quality, hardwood doors Good grade plated, cast hardware
Basement	6'-6" head room One-half basement plastered and painted Concrete floor, well finished Well built service partitions
Heating	Modern warm air furnace with cold air returns, humidifier, blower, etc. Steam or hot water system Automatic heat control
Floors and Flooring	Quarter sawed hardwood Cemented linoleum Substantial joists, beams and posts
Interior Finish	Good grade hardwood trim Good grade wall paper Rough plastered walls, painted Wide, hardwood stairs, ornamental balustrade
Built-in Features	Kitchen and housekeeping service cabinets Bookcases, telephone nooks, etc. Incinerator
Fireplace	Wood burning, with outside chimney Plain tile hearth Plain hardwood mantel
Plumbing	Master bathroom—tiled floor and walls—shower attachment—good fixtures Servant's bath—tiled floor—medium quality fixtures Kitchen and laundry facilities
Lighting	Armored cable installation Few ceiling outlets Well equipped with sidewall, base and service outlets Light, cast fixtures, plated
Attic Finish	Entire area sealed with wall board Pine flooring on sub-floor Part partitioned

SPECIFICATIONS FOR

GROUP R

TYPE 3

CLASS 1

General Character-istics	Lowest grade of materials Minimum amount of materials Workmanship—poor
Foundations	Wood posts on wood sills Rough walls of field stone or quarry chips
Roofing	Double or 3-ply composition roofing—roll type Lowest grade wood shingles No roof drains
Doors and Windows	Light, cheap sash—without weights Cheapest glass Light, pine doors Minimum amount of cheapest hardware
Basement	6' head room, bare walls Dirt floor No partitions
Heating	Stoves
Floors and Flooring	Wide boards on light joists
Interior Finish	Common yellow pine, minimum amount Cheapest wall paper Narrow stairs, pine treads and handrail
Built-in Features	Open shelves
Fireplace	None
Plumbing	Enameled iron (or equal) water closet and kitchen sink
Lighting	Lamps
Attic Finish	Bare wall studs and roof joists No floor

EXTERIOR WOOD SIDING OR STUCCO ON WOOD												GROUP TYPE	R	CLASS	1	STORY BASEMENT	1 NO		
WIDTH	LENGTH IN LINEAR FEET																		UNIT
	40		45		50		55		60										LISTS
	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	Area S.F.
30	2.09	2510	2.03	2740	1.98	2980	1.84	3210	1.91	3440									Perimeter L.F. 583
32	2.05	2630	1.99	2870	1.95	3110	1.91	3360	1.87	3600									Area S.F. 74
34	2.02	2740	1.96	3000	1.91	3250	1.88	3510	1.84	3760									
36	1.99	2870	1.93	3130	1.89	3400	1.85	3660	1.82	3920									
38	1.96	2990	1.91	3260	1.86	3540	1.82	3810	1.78	4090									
40	1.94	3110	1.89	3390	1.84	3680	1.80	3970	1.77	4250									
												CLASS 1		STORY 1		BASEMENT FULL			
30	2.53	3040	2.46	3320	2.40	3600	2.35	3880	2.31	4160									Perimeter L.F. 788
32	2.48	3170	2.41	3470	2.35	3760	2.30	4050	2.26	4340									Area S.F. 87
34	2.43	3310	2.36	3620	2.31	3920	2.26	4230	2.22	4530									
36	2.40	3450	2.33	3770	2.27	4090	2.22	4400	2.19	4720									
38	2.36	3590	2.29	3920	2.24	4250	2.19	4580	2.15	4910									
40	2.33	3730	2.26	4080	2.21	4420	2.16	4760	2.13	5100									
												CLASS 1		STORY 1 1/2		BASEMENT FULL			
30	2.93	3510	2.85	3850	2.79	4190	2.75	4530	2.70	4870									Perimeter L.F. 781
32	2.87	3680	2.80	4030	2.74	4390	2.70	4740	2.66	5100									Area S.F. 1.05
34	2.83	3850	2.76	4220	2.70	4590	2.65	4960	2.61	5330									
36	2.79	4020	2.72	4410	2.66	4790	2.62	5180	2.58	5570									
38	2.76	4190	2.69	4600	2.63	5000	2.58	5400	2.54	5800									
40	2.73	4370	2.66	4780	2.60	5200	2.55	5620	2.51	6040									
												CLASS 1		STORY 1 1/2		BASEMENT FULL			
30	3.35	4020	3.27	4410	3.20	4800	3.14	5180	3.10	5570									Perimeter L.F. 988
32	3.29	4210	3.21	4620	3.14	5020	3.08	5420	3.04	5830									Area S.F. 1.18
34	3.24	4410	3.16	4830	3.09	5250	3.03	5670	2.98	6090									
36	3.19	4590	3.11	5030	3.04	5470	2.98	5910	2.94	6350									
38	3.15	4790	3.06	5240	3.00	5700	2.94	6150	2.90	6610									
40	3.11	4980	3.03	5450	2.96	5920	2.91	6390	2.86	6870									
												CLASS 1		STORY 2		BASEMENT NO			
30	3.27	3930	3.19	4300	3.12	4670	3.06	5050	3.01	5420									Perimeter L.F. 10.41
32	3.21	4110	3.12	4500	3.06	4890	3.00	5280	2.95	5670									Area S.F. 1.11
34	3.16	4290	3.07	4700	3.00	5100	2.95	5510	2.90	5910									
36	3.11	4470	3.02	4900	2.95	5320	2.90	5740	2.85	6160									
38	3.06	4660	2.98	5090	2.91	5530	2.86	5970	2.81	6410									
40	3.03	4840	2.94	5290	2.87	5750	2.82	6200	2.77	6650									
												CLASS 1		STORY 2		BASEMENT FULL			
30	3.89	4660	3.78	5100	3.69	5540	3.62	5970	3.56	6410									Perimeter L.F. 13.98
32	3.81	4870	3.70	5330	3.61	5780	3.56	6240	3.48	6690									Area S.F. 1.24
34	3.73	5080	3.63	5550	3.54	6020	3.47	6490	3.41	6970									
36	3.67	5290	3.57	5780	3.48	6270	3.41	6760	3.35	7240									
38	3.62	5500	3.51	6000	3.43	6510	3.36	7020	3.30	7520									
40	3.57	5710	3.46	6230	3.38	6760	3.31	7280	3.25	7800									

EXTERIOR STUCCO ON CONCRETE BLOCK OR TILE												GROUP TYPE		R 3	CLASS 1	STORY BASEMENT		1 NO	UNIT
WIDTH	LENGTH IN LINEAR FEET												COSTS \$						
	40		45		50		55		60		S.F. COST	TOTAL COST		S.F. COST	TOTAL COST				
	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST									
30	2.74	3290	2.65	3570	2.57	3860	2.51	4140	2.46	4420							Perimeter L.F. 10.60		
32	2.68	3430	2.59	3730	2.51	4020	2.45	4320	2.40	4610							Area S.F. 74		
34	2.63	3580	2.54	3890	2.47	4190	2.41	4500	2.36	4810									
36	2.59	3730	2.50	4050	2.43	4370	2.36	4680	2.31	5000									
38	2.55	3880	2.46	4210	2.39	4540	2.33	4870	2.28	5190									
40	2.52	4030	2.43	4370	2.36	4710	2.29	5050	2.24	5390									
CLASS 1												STORY BASEMENT		1 FULL			10.63		
30	2.92	3500	2.82	3810	2.75	4120	2.68	4430	2.63	4740							Perimeter L.F. 10.63		
32	2.86	3660	2.76	3980	2.69	4300	2.63	4620	2.58	4940							Area S.F. 87		
34	2.80	3810	2.71	4150	2.64	4480	2.58	4820	2.53	5150									
36	2.76	3980	2.67	4320	2.59	4670	2.53	5010	2.48	5360									
38	2.72	4140	2.63	4500	2.56	4860	2.49	5210	2.44	5570									
40	2.69	4300	2.60	4670	2.52	5040	2.46	5410	2.41	5780									
CLASS 1												STORY BASEMENT		1 1/2 NO			13.25		
30	3.65	4380	3.53	4770	3.44	5160	3.37	5560	3.31	5950							Perimeter L.F. 13.25		
32	3.58	4580	3.46	4990	3.38	5400	3.30	5810	3.24	6230							Area S.F. 105		
34	3.51	4780	3.41	5200	3.31	5630	3.24	6060	3.18	6490									
36	3.46	4980	3.35	5420	3.26	5870	3.19	6310	3.13	6750									
38	3.41	5190	3.31	5650	3.21	6100	3.14	6560	3.08	7020									
40	3.37	5390	3.26	5870	3.17	6340	3.10	6820	3.04	7290									
CLASS 1												STORY BASEMENT		1 1/2 FULL			13.28		
30	3.82	4590	3.71	5010	3.62	5430	3.55	5850	3.49	6280							Perimeter L.F. 13.28		
32	3.75	4800	3.64	5240	3.55	5680	3.48	6120	3.42	6560							Area S.F. 116		
34	3.68	5010	3.57	5470	3.48	5920	3.41	6380	3.35	6840									
36	3.63	5220	3.52	5700	3.43	6170	3.36	6650	3.30	7120									
38	3.58	5440	3.47	5930	3.38	6420	3.31	6910	3.25	7400									
40	3.54	5660	3.42	6160	3.34	6670	3.26	7180	3.20	7690									
CLASS 1												STORY BASEMENT		2 NO			16.57		
30	4.08	4900	3.95	5340	3.85	5780	3.77	6220	3.70	6650							Perimeter L.F. 16.57		
32	4.00	5120	3.87	5570	3.76	6020	3.68	6480	3.61	6930							Area S.F. 111		
34	3.92	5330	3.79	5800	3.69	6270	3.61	6740	3.54	7210									
36	3.85	5550	3.73	6040	3.62	6520	3.54	7010	3.47	7490									
38	3.79	5770	3.67	6270	3.56	6770	3.48	7280	3.41	7780									
40	3.74	5990	3.61	6510	3.51	7030	3.43	7540	3.36	8060									
CLASS 1												STORY BASEMENT		2 FULL			15.60		
30	4.26	5110	4.13	5570	4.03	6040	3.94	6500	3.87	6970							Perimeter L.F. 15.60		
32	4.17	5340	4.04	5820	3.94	6300	3.85	6780	3.78	7260							Area S.F. 124		
34	4.09	5560	3.96	6060	3.86	6560	3.78	7060	3.71	7560									
36	4.02	5790	3.89	6310	3.79	6830	3.71	7340	3.64	7860									
38	3.96	6020	3.83	6560	3.73	7090	3.65	7630	3.58	8160									
40	3.91	6250	3.78	6810	3.68	7360	3.60	7910	3.53	8460									

EXTERIOR											
SOLID COMMON BRICK						GROUP TYPE	R	CLASS	1	STORY BASEMENT	1 NO
WIDTH	LENGTH IN LINEAR FEET										
	40		45		50		55		60		
	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST
30	2.91	3490	2.80	3790	2.72	4080	2.65	4380	2.60	4670	
32	2.84	3640	2.74	3950	2.66	4260	2.59	4570	2.54	4870	
34	2.79	3800	2.69	4120	2.61	4440	2.54	4750	2.49	5070	
36	2.75	3960	2.65	4290	2.56	4620	2.50	4950	2.44	5270	
38	2.71	4120	2.61	4460	2.53	4800	2.46	5140	2.40	5480	
40	2.68	4280	2.57	4630	2.49	4980	2.42	5330	2.37	5680	
CLASS 1 STORY BASEMENT FULL											
30	3.08	3690	2.97	4010	2.89	4330	2.82	4650	2.76	4970	
32	3.01	3850	2.91	4190	2.83	4520	2.76	4860	2.70	5190	
34	2.96	4020	2.85	4370	2.77	4710	2.71	5060	2.65	5410	
36	2.91	4190	2.81	4550	2.73	4910	2.66	5270	22.80	5620	
38	2.87	4360	2.77	4730	2.69	5100	2.62	5480	2.56	5840	
40	2.84	4540	2.73	4920	2.65	5300	2.58	5680	2.53	6060	
CLASS 1 STORY BASEMENT 1 1/2 NO											
30	3.87	4650	3.75	5060	3.65	5470	3.57	5890	3.50	6300	
32	3.79	4860	3.67	5290	3.58	5730	3.50	6160	3.44	6600	
34	3.73	5070	3.60	5520	3.51	5960	3.43	6410	3.36	6850	
36	3.67	5280	3.55	5750	3.45	6210	3.37	6670	3.30	7130	
38	3.62	5500	3.49	5980	3.40	6450	3.31	6930	3.25	7410	
40	3.57	5720	3.45	6220	3.36	6710	3.28	7210	3.21	7710	
CLASS 1 STORY BASEMENT 1 1/2 FULL											
30	4.04	4850	3.91	5290	3.82	5730	3.74	6170	3.67	6600	
32	3.96	5070	3.84	5520	3.74	5980	3.66	6440	3.59	6890	
34	3.89	5290	3.77	5760	3.67	6240	3.59	6710	3.50	7190	
36	3.83	5520	3.71	6010	3.61	6500	3.53	6990	3.46	7480	
38	3.78	5740	3.66	6250	3.56	6760	3.48	7270	3.41	7770	
40	3.73	5970	3.61	6500	3.51	7020	3.43	7550	3.36	8070	
CLASS 1 STORY BASEMENT 2 NO											
30	4.38	5260	4.24	5720	4.12	6180	4.03	6650	3.95	7110	
32	4.29	5490	4.14	5970	4.03	6440	3.93	6920	3.85	7400	
34	4.20	5720	4.06	6220	3.95	6720	3.86	7220	3.78	7720	
36	4.13	5950	3.99	6460	3.87	6970	3.78	7480	3.70	7990	
38	4.07	6180	3.92	6710	3.81	7230	3.71	7760	3.63	8290	
40	4.01	6420	3.87	6960	3.75	7500	3.66	8040	3.58	8590	
CLASS 1 STORY BASEMENT 2 FULL											
30	4.55	5460	4.40	5950	4.29	6430	4.20	6920	4.12	7410	
32	4.45	5700	4.31	6200	4.19	6710	4.10	7210	4.02	7720	
34	4.37	5940	4.22	6460	4.11	6980	4.01	7510	3.94	8030	
36	4.29	6180	4.15	6720	4.03	7260	3.94	7800	3.86	8340	
40	4.17	6670	4.03	7250	3.91	7820	3.82	8400	3.74	8970	

SPECIFICATIONS FOR

GROUP R

TYPE 3

CLASS 2

General Characteristics	Cheap materials Few decorative features Workmanship—fair
Foundations	Stone or brick piers Plain concrete block walls Rough quarry stone walls Light, concrete walls
Roofing	3-ply composition roofing, roll or shingle type Fair grade wood shingles Flat-seam tin roof Light weight sheet steel roof drains
Doors and Windows	Light weight balanced type sash Cheap glass Medium weight pine doors or equal Small amount of cheap, stamped hardware
Basement	6' head room, bare walls Wood floor Light, concrete floor Rough board partitions
Heating	Warm air furnace—pipeless type
Floors and Flooring	Hard pine or equal flooring on sub-floor Light joists, bridged
Interior Finish	Medium grade, hard pine or similar stock trim Cheap wall paper Narrow stairs, pine treads, cheap balustrade
Built-in Features	Kitchen wall cabinet
Fireplace	None
Plumbing	Bathroom—hardwood floor, plastered walls Kitchen sink Cheap vitreous fixtures
Lighting	Ceiling outlets only Cheap stamped metal fixtures
Attic Finish	Bare wall studs and roof joists Rough board floor

EXTERIOR WOOD SIDING OR STUCCO ON WOOD												GROUP TYPE		R 3	CLASS 2		STORY BASEMENT		1 NO	
WIDTH	LENGTH IN LINEAR FEET												UNIT COSTS							
	40		45		50		55		60											
	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST		S.F. COST	TOTAL COST					
30	3.03	3640	2.93	3950	2.84	4270	2.78	4580	2.72	4890							Per inch L.F.	6.98		
32	2.96	3790	2.86	4120	2.78	4450	2.72	4780	2.66	5110							Area S.F.	1.00		
34	2.90	3940	2.80	4290	2.73	4640	2.67	4990	2.61	5330										
36	2.85	4100	2.76	4470	2.68	4830	2.62	5190	2.57	5560										
38	2.80	4260	2.71	4640	2.64	5020	2.58	5400	2.53	5780										
40	2.76	4420	2.68	4820	2.61	5210	2.55	5610	2.50	6000										
CLASS 2 STORY 1 FULL																				
30	3.68	4410	3.56	4800	3.46	5190	3.38	5580	3.32	5980							Per inch L.F.	8.54		
32	3.59	4590	3.48	5010	3.39	5420	3.32	5840	3.26	6250							Area S.F.	1.31		
34	3.51	4780	3.41	5220	3.33	5650	3.26	6090	3.20	6530										
36	3.45	4970	3.35	5430	3.27	5890	3.21	6350	3.16	6810										
38	3.40	5170	3.30	5650	3.22	6130	3.16	6610	3.11	7080										
40	3.36	5370	3.26	5870	3.18	6370	3.12	6860	3.07	7360										
CLASS 2 STORY 1 1/2 NO																				
30	3.37	4640	3.25	5060	3.16	5490	3.08	5910	3.02	6340							Per inch L.F.	9.39		
32	3.29	4850	3.18	5300	3.09	5730	3.02	6190	2.96	6630							Area S.F.	1.27		
34	3.23	5070	3.12	5530	3.03	6000	2.96	6460	2.90	6930										
36	3.17	5280	3.06	5770	2.97	6250	2.90	6740	2.84	7220										
38	3.12	5500	3.01	6000	2.93	6510	2.86	7020	2.80	7520										
40	3.07	5710	2.97	6240	2.88	6760	2.81	7290	2.76	7820										
CLASS 2 STORY 1 1/2 FULL																				
30	4.51	5410	4.38	5920	4.28	6420	4.20	6920	4.12	7420							Per inch L.F.	10.95		
32	4.43	5680	4.30	6200	4.20	6720	4.12	7250	4.05	7770							Area S.F.	1.58		
34	4.34	5900	4.22	6460	4.12	7010	4.05	7570	3.98	8120										
36	4.27	6150	4.16	6730	4.06	7310	3.99	7890	3.92	8470										
38	4.22	6410	4.10	7010	4.01	7620	3.93	8220	3.87	8820										
40	4.17	6660	4.06	7290	3.96	7920	3.89	8550	3.82	9170										
CLASS 2 STORY 2 NO																				
30	4.40	5280	4.27	5760	4.16	6250	4.08	6730	4.01	7210							Per inch L.F.	12.40		
32	4.30	5510	4.18	6020	4.08	6520	3.99	7030	3.92	7530							Area S.F.	1.40		
34	4.22	5740	4.10	6270	4.00	6800	3.92	7320	3.85	7850										
36	4.15	5980	4.03	6530	3.93	7080	3.85	7620	3.78	8170										
38	4.09	6210	3.97	6780	3.87	7350	3.79	7920	3.73	8490										
40	4.03	6450	3.91	7040	3.82	7630	3.74	8230	3.67	8820										
CLASS 2 STORY 2 FULL																				
30	5.04	6050	4.90	6610	4.78	7170	4.69	7740	4.61	8300							Per inch L.F.	13.96		
32	4.93	6310	4.79	6900	4.68	7490	4.59	8080	4.52	8670							Area S.F.	1.71		
34	4.83	6580	4.70	7190	4.59	7810	4.51	8430	4.43	9050										
36	4.76	6850	4.62	7490	4.52	8140	4.43	8780	4.36	9420										
38	4.69	7120	4.56	7790	4.45	8460	4.37	9130	4.30	9800										
40	4.62	7400	4.50	8090	4.39	8790	4.31	9480	4.24	10170										

EXTERIOR STUCCO ON CONCRETE BLOCK OR TILE												GROUP TYPE	R 3	CLASS 2	STORY 1 BASEMENT NO	UNIT COSTS \$
WIDTH	LENGTH IN LINEAR FEET															
	40		45		50		55		60							
	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST				
30	3.60	4320	3.47	4680	3.36	5040	3.27	5400	3.20	5760			Per inch L.F. 11.26 Area S.F. 1.00			
32	3.51	4500	3.38	4870	3.28	5250	3.20	5630	3.13	6000						
34	3.44	4680	3.31	5070	3.21	5460	3.13	5860	3.06	6250						
36	3.37	4860	3.25	5270	3.15	5680	3.07	6090	3.01	6500						
38	3.33	5070	3.21	5490	3.11	5910	3.03	6330	2.96	6740						
40	3.27	5230	3.15	5670	3.06	6110	2.98	6560	2.91	6990						
CLASS 2 STORY 1 BASEMENT FULL														Per inch L.F. 11.29 Area S.F. 1.31		
30	4.06	4870	3.92	5290	3.81	5710	3.72	6130	3.64	6550						
32	3.96	5070	3.83	5510	3.72	5950	3.63	6400	3.56	6840						
34	3.88	5270	3.75	5740	3.66	6200	3.57	6670	3.50	7140						
36	3.81	5480	3.69	5970	3.59	6460	3.51	6950	3.44	7430						
38	3.75	5700	3.63	6210	3.53	6720	3.46	7220	3.39	7730			Per inch L.F. 14.19 Area S.F. 1.27			
40	3.70	5920	3.58	6450	3.49	6980	3.41	7500	3.35	8030						
CLASS 2 STORY 1½ BASEMENT NO																
30	4.49	5390	4.34	5860	4.23	6340	4.13	6820	4.05	7290						
32	4.40	5630	4.25	6120	4.14	6620	4.04	7120	3.96	7610						
34	4.31	5870	4.17	6380	4.06	6900	3.97	7420	3.89	7930			Per inch L.F. 14.22 Area S.F. 1.58			
36	4.24	6110	4.10	6650	3.99	7180	3.90	7720	3.82	8250						
38	4.18	6350	4.04	6910	3.93	7470	3.84	8020	3.76	8580						
40	4.12	6600	3.98	7170	3.87	7750	3.78	8320	3.71	8900						
CLASS 2 STORY 1½ BASEMENT FULL																
30	4.95	5940	4.80	6470	4.67	7010	4.57	7550	4.49	8090			Per inch L.F. 17.90 Area S.F. 1.40			
32	4.84	6200	4.70	6760	4.58	7330	4.48	7890	4.40	8450						
34	4.75	6460	4.61	7050	4.49	7640	4.40	8230	4.32	8820						
36	4.68	6730	4.54	7350	4.42	7960	4.33	8580	4.26	9190						
38	4.61	7010	4.47	7650	4.36	8290	4.27	8920	4.19	9560						
40	4.55	7290	4.42	7950	4.31	8610	4.21	9270	4.14	9940						
CLASS 2 STORY 2 BASEMENT NO														Per inch L.F. 17.93 Area S.F. 1.71		
30	5.12	6140	4.95	6680	4.82	7220	4.71	7770	4.62	8310						
32	5.00	6400	4.84	6970	4.71	7530	4.60	8100	4.51	8660						
34	4.90	6670	4.74	7250	4.61	7840	4.50	8420	4.42	9010						
36	4.81	6930	4.65	7540	4.53	8150	4.42	8760	4.33	9360						
38	4.75	7220	4.59	7840	4.46	8470	4.35	9090	4.26	9710			Per inch L.F. 17.93 Area S.F. 1.71			
40	4.67	7470	4.51	8120	4.38	8770	4.28	9420	4.19	10070						
CLASS 2 STORY 2 BASEMENT FULL																
30	5.57	6690	5.40	7290	5.26	7900	5.15	8500	5.06	9100						
32	5.45	6970	5.28	7600	5.15	8240	5.04	8870	4.95	9500						
34	5.34	7260	5.18	7920	5.05	8580	4.94	9240	4.85	9900						
36	5.25	7560	5.09	8240	4.96	8930	4.86	9610	4.77	10300						
38	5.17	7860	5.01	8570	4.88	9280	4.78	9990	4.69	10700						
40	5.10	8160	4.94	8890	4.81	9630	4.71	10370	4.63	11100						

EXTERIOR													
SOLID COMMON BRICK						GROUP TYPE	R 3	CLASS 2	STORY BASEMENT	1 NO			
WIDTH	LENGTH IN LINEAR FEET											UNIT COSTS \$	
	40		45		50		55		60				
	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST		TOTAL COST
30	3.84	4600	3.69	4980	3.57	5360	3.47	5730	3.39	6110			Perimeter L.F. 12.94 Area S.F. 1.00
32	3.74	4790	3.60	5190	3.49	5580	3.39	5970	3.31	6360			
34	3.67	4990	3.53	5400	3.42	5810	3.32	6220	3.25	6620			
36	3.60	5180	3.46	5610	3.35	6030	3.26	6460	3.19	6890			
38	3.54	5380	3.41	5820	3.30	6270	3.21	6710	3.14	7150			
40	3.49	5580	3.36	6040	3.25	6500	3.16	6960	3.09	7410			
CLASS 2 STORY 1 BASEMENT FULL													
30	4.28	5130	4.12	5570	4.00	6000	3.90	6440	3.82	6870			Perimeter L.F. 12.74 Area S.F. 1.31
32	4.17	5340	4.03	5800	3.91	6260	3.82	6720	3.74	7180			
34	4.09	5560	3.95	6040	3.84	6520	3.75	7010	3.67	7490			
36	4.02	5790	3.88	6290	3.77	6790	3.68	7290	3.61	7800			
38	3.96	6020	3.82	6540	3.72	7060	3.63	7590	3.56	8110			
40	3.91	6250	3.77	6790	3.67	7340	3.58	7880	3.51	8420			
CLASS 2 STORY 1 1/2 BASEMENT NO													
30	4.80	5760	4.64	6260	4.51	6760	4.40	7260	4.31	7760			Perimeter L.F. 16.40 Area S.F. 1.27
32	4.70	6020	4.54	6540	4.41	7060	4.31	7580	4.22	8100			
34	4.62	6280	4.45	6820	4.33	7360	4.22	7900	4.13	8430			
36	4.54	6530	4.38	7090	4.25	7650	4.15	8210	4.06	8770			
38	4.47	6790	4.31	7370	4.19	7950	4.08	8530	4.00	9110			
40	4.41	7060	4.25	7660	4.13	8260	4.03	8860	3.94	9450			
CLASS 2 STORY 1 1/2 BASEMENT FULL													
30	5.24	6290	5.08	6850	4.94	7410	4.83	7970	4.74	8530			Perimeter L.F. 16.30 Area S.F. 1.58
32	5.13	6570	4.97	7150	4.84	7740	4.73	8330	4.64	8910			
34	5.04	6850	4.88	7460	4.75	8070	4.64	8680	4.56	9300			
36	4.96	7140	4.80	7780	4.67	8410	4.57	9050	4.48	9680			
38	4.89	7430	4.73	8090	4.61	8750	4.50	9410	4.42	10070			
40	4.83	7720	4.67	8410	4.55	9090	4.44	9780	4.36	10460			
CLASS 2 STORY 2 BASEMENT NO													
30	5.52	6620	5.33	7200	5.18	7770	5.06	8350	4.96	8920			Perimeter L.F. 20.85 Area S.F. 1.40
32	5.40	6910	5.21	7500	5.06	8100	4.94	8690	4.84	9290			
34	5.29	7190	5.10	7810	4.96	8430	4.84	9040	4.73	9660			
36	5.19	7480	5.01	8110	4.86	8740	4.74	9380	4.63	10010			
38	5.11	7760	4.93	8420	4.78	9080	4.66	9740	4.56	10400			
40	5.03	8050	4.85	8730	4.71	9410	4.59	10100	4.49	10780			
CLASS 2 STORY 2 BASEMENT FULL													
30	5.96	7150	5.77	7790	5.61	8420	5.49	9060	5.38	9690			Perimeter L.F. 20.75 Area S.F. 1.71
32	5.82	7460	5.64	8120	5.49	8780	5.37	9440	5.26	10110			
34	5.71	7760	5.52	8450	5.38	9140	5.26	9830	5.16	10620			
36	5.61	8080	5.43	8800	5.28	9510	5.17	10230	5.07	10940			
38	5.53	8400	5.35	9140	5.20	9880	5.08	10620	4.98	11360			
40	5.45	8720	5.27	9490	5.13	10250	5.01	11020	4.91	11780			

EXTERIOR COMMON BRICK ON WOOD												GROUP TYPE	R 3	CLASS 2	STORY 1 BASEMENT NO	
WIDTH	LENGTH IN LINEAR FEET												UNIT			
	30		45		50		55		60							
	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST				
30	3.59	4310	3.46	4670	3.35	5030	3.26	5390	3.19	5740			Perimeter L.F. 11.14 Area S.F. 1.00			
32	3.51	4490	3.38	4870	3.28	5240	3.19	5620	3.12	5990						
34	3.43	4670	3.31	5060	3.21	5450	3.13	5840	3.06	6240						
36	3.37	4850	3.25	5260	3.15	5670	3.07	6080	3.00	6480						
38	3.31	5040	3.19	5460	3.10	5890	3.02	6310	2.95	6730						
40	3.27	5230	3.15	5670	3.05	6110	2.98	6550	2.91	6990						
CLASS 2 STORY 1 BASEMENT FULL																
30	4.04	4840	3.90	5260	3.78	5680	3.69	6090	3.62	6510			Perimeter L.F. 11.05 Area S.F. 1.31			
32	3.94	5040	3.81	5480	3.70	5920	3.62	6360	3.54	6810						
34	3.86	5250	3.73	5710	3.63	6180	3.55	6640	3.48	7100						
36	3.79	5460	3.67	5940	3.57	6430	3.49	6910	3.43	7400						
38	3.73	5680	3.61	6180	3.52	6690	3.44	7190	3.38	7700						
40	3.69	5900	3.57	6420	3.47	6950	3.40	7470	3.33	8000						
CLASS 2 STORY 1 1/2 BASEMENT NO																
30	4.53	5430	4.38	5910	4.26	6390	4.16	6860	4.08	7340			Perimeter L.F. 14.35 Area S.F. 1.27			
32	4.43	5670	4.29	6170	4.17	6670	4.07	7170	3.99	7660						
34	4.35	5920	4.21	6440	4.09	6950	4.00	7470	3.92	7990						
36	4.28	6160	4.14	6700	4.02	7240	3.93	7780	3.85	8310						
38	4.22	6410	4.07	6970	3.96	7530	3.87	8080	3.79	8640						
40	4.16	6660	4.02	7240	3.91	7810	3.81	8390	3.74	8970						
CLASS 2 STORY 1 1/2 BASEMENT FULL																
30	4.97	5960	4.81	6500	4.69	7040	4.59	7580	4.51	8110			Perimeter L.F. 14.26 Area S.F. 1.58			
32	4.86	6220	4.73	6810	4.62	7400	4.53	7980	4.46	8570						
34	4.77	6490	4.63	7080	4.51	7670	4.42	8260	4.34	8850						
36	4.70	6770	4.56	7380	4.44	8000	4.35	8610	4.27	9230						
38	4.64	7050	4.49	7690	4.38	8330	4.29	8960	4.21	9600						
40	4.58	7330	4.44	7990	4.33	8650	4.24	9320	4.16	9980						
CLASS 2 STORY 2 BASEMENT NO																
30	5.18	6220	5.01	6760	4.87	7310	4.76	7860	4.67	8410			Perimeter L.F. 18.36 Area S.F. 1.40			
32	5.06	6480	4.90	7050	4.76	7620	4.65	8190	4.56	8760						
34	4.96	6750	4.80	7340	4.67	7930	4.56	8520	4.47	9110						
36	4.87	7020	4.71	7630	4.58	8240	4.47	8860	4.38	9470						
38	4.80	7290	4.63	7920	4.50	8560	4.40	9190	4.31	9820						
40	4.73	7560	4.57	8220	4.44	8870	4.33	9530	4.24	10180						
CLASS 2 STORY 2 BASEMENT FULL																
30	5.62	6750	5.45	7360	5.31	7960	5.20	8570	5.10	9180			Perimeter L.F. 19.27 Area S.F. 1.71			
32	5.49	7030	5.33	7670	5.19	8310	5.08	8940	4.99	9580						
34	5.39	7330	5.22	7890	5.09	8650	4.98	9320	4.89	9980						
36	5.30	7630	5.13	8310	5.00	9000	4.89	9690	4.81	10380						
38	5.22	7930	5.05	8640	4.92	9360	4.82	10070	4.73	10780						
40	5.14	8230	4.98	8970	4.86	9710	4.75	10450	4.66	11190						

SPECIFICATIONS FOR

GROUP R

TYPE 3

CLASS 3

General Character-istics	Medium grade materials Some decorative treatment, interior and exterior Workmanship—fair
Foundations	Stone or brick piers Concrete block walls, faced above grade Stone walls, coursed above grade Light, concrete walls, plain finish
Roofing	Heavy weight composition shingles Good grade wood shingles Metal shingles Medium weight sheet steel roof drains
Doors and Windows	Medium weight balanced type sash Fair grade glass Medium weight hardwood doors Good grade stamped hardware
Basement	6'-6" head room, bare walls Concrete floor M & D board partitions
Heating	Warm air furnace—standard type Hot water heating system, cottage type
Floors and Flooring	Plain sawed oak on sub-floor—1st floor Hard pine or equal on sub-floor—2nd floor Light joists, well bridged
Interior Finish	Good grade pine trim Medium grade wall paper Painted walls Medium width stairs, hardwood treads, good balustrade
Built-in Features	Kitchen service cabinet Linen closets Bookcases
Fireplace	Gas burning, inside chimney Plain wood mantel
Plumbing	Bathroom with tile floor and Keene cement walls Cheap laundry facilities Vitreous fixtures, medium quality
Lighting	Well equipped with ceiling outlets Few baseboard and wall outlets Good stamped metal fixtures
Attic Finish	Side walls and roof sealed with wall board Rough board floor

EXTERIOR WOOD SIDING OR STUCCO ON WOOD												GROUP TYPE	R 3	CLASS 3	STORY BASEMENT 1 NO	UNIT COSTS \$	
WIDTH	LENGTH IN LINEAR FEET																
	40		45		50		55		60								
	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST					
40	3.57	5400	3.43	6180	3.33	6650	3.24	7120	3.16	7590							
42	3.51	5890	3.39	6380	3.27	6870	3.19	7360	3.11	7850							
44	3.46	6080	3.33	6590	3.23	7100	3.14	7600	3.07	8110							
46	3.41	6270	3.28	6800	3.18	7320	3.10	7840	3.03	8360							
48	3.37	6460	3.24	7000	3.14	7540	3.06	8080	2.99	8620							
50	3.33	6650	3.20	7210	3.11	7770	3.03	8320	2.96	8880							
												CLASS 3				STORY BASEMENT 1 FULL	
40	4.45	7120	4.28	7710	4.15	8300	4.04	8890	3.95	9480							
42	4.38	7350	4.21	7970	4.09	8580	3.98	9200	3.89	9810							
44	4.31	7590	4.15	8230	4.03	8860	3.93	9500	3.84	10140							
46	4.25	7820	4.10	8490	3.98	9150	3.88	9810	3.79	10470							
48	4.20	8060	4.05	8750	3.93	9430	3.83	10120	3.75	10800							
50	4.15	8300	4.00	9010	3.89	9720	3.79	10420	3.71	11130							
												CLASS 3				STORY BASEMENT 1 1/2 NO	
40	4.54	7270	4.39	7900	4.26	8530	4.16	9160	4.08	9790							
42	4.47	7520	4.32	8170	4.20	8820	4.10	9480	4.02	10130							
44	4.41	7770	4.27	8450	4.15	9120	4.05	9800	3.97	10470							
46	4.36	8020	4.21	8720	4.10	9420	4.00	10120	3.92	10820							
48	4.31	8270	4.17	9000	4.05	9720	3.96	10440	3.88	11160							
50	4.26	8530	4.12	9270	4.01	10020	3.91	10770	3.84	11610							
												CLASS 3				STORY BASEMENT 1 1/2 FULL	
40	5.49	8780	5.30	9540	5.15	10290	5.02	11050	4.92	11800							
42	5.41	9090	5.22	9870	5.07	10660	4.95	11440	4.85	12220							
44	5.33	9390	5.15	10200	5.00	11020	4.89	11830	4.79	12650							
46	5.27	9690	5.09	10540	4.95	11380	4.83	12230	4.74	13070							
48	5.20	9990	5.03	10870	4.89	11740	4.78	12620	4.69	13500							
50	5.15	10290	4.98	11200	4.84	12110	4.73	13010	4.64	13920							
												CLASS 3				STORY BASEMENT 2 NO	
40	5.23	8380	5.06	9110	4.92	9850	4.81	10590	4.72	11320							
42	5.16	8670	4.99	9430	4.85	10190	4.74	10950	4.65	11710							
44	5.09	8960	4.92	9750	4.79	10530	4.67	11310	4.58	12100							
46	5.03	9260	4.86	10070	4.73	10870	4.62	11680	4.52	12480							
48	4.98	9550	4.81	10380	4.67	11210	4.56	12040	4.47	12870							
50	4.92	9850	4.76	10700	4.62	11560	4.51	12410	4.42	13260							
												CLASS 3				STORY BASEMENT 2 FULL	
40	6.25	10000	6.04	10860	5.87	11730	5.72	12600	5.61	13460							
42	6.16	10340	5.95	11240	5.78	12140	5.64	13040	5.53	13940							
44	6.07	10690	5.87	11620	5.70	12550	5.57	13480	5.46	14410							
46	6.00	11040	5.80	12000	5.63	12960	5.50	13920	5.39	14880							
48	5.93	11380	5.73	12380	5.57	13370	5.44	14360	5.33	15360							
50	5.87	11730	5.67	12760	5.51	13780	5.38	14810	5.28	15830							

EXTERIOR STUCCO ON CONCRETE BLOCK OR TILE												GROUP TYPE	R 3	CLASS 3	STORY BASEMENT	1 NO		
WIDTH	LENGTH IN LINEAR FEET																UNIT	
	40		45		50		55		60									
	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	COSTS \$	
40	4.06	6490	3.89	7010	3.76	7530	3.66	8040	3.57	8560							Per inch L.F. 12.73	Area S.F. 1.20
42	3.99	6700	3.83	7230	3.70	7770	3.60	8310	3.51	8840								
44	3.92	6900	3.77	7460	3.64	8020	3.54	8570	3.46	9130								
46	3.86	7110	3.71	7690	3.59	8260	3.49	8840	3.41	9410								
48	3.81	7320	3.66	7910	3.54	8510	3.45	9100	3.37	9700								
50	3.76	7530	3.62	8140	3.50	8760	3.41	9370	3.33	9980								
CLASS 3 STORY 1 BASEMENT FULL																		
40	4.76	7620	4.58	8240	4.43	8860	4.31	9470	4.21	10090							Per inch L.F. 12.74	Area S.F. 1.60
42	4.68	7870	4.50	8510	4.36	9160	4.24	9800	4.14	10440								
44	4.61	8120	4.44	8790	4.30	9460	4.18	10120	4.09	10790								
46	4.55	8360	4.38	9060	4.24	9760	4.13	10450	4.04	11140								
48	4.48	8610	4.32	9330	4.19	10150	4.08	10770	3.99	11500								
50	4.43	8860	4.27	9610	4.14	10350	4.04	11100	3.95	11850								
CLASS 3 STORY 1 1/2 BASEMENT NO																		
40	5.09	8140	4.90	8820	4.75	9500	4.63	10180	4.53	10860							Per inch L.F. 16.15	Area S.F. 1.53
42	5.01	8410	4.82	9120	4.68	9820	4.56	10530	4.46	11230								
44	4.93	8690	4.76	9420	4.61	10150	4.49	10880	4.40	11600								
46	4.87	8960	4.69	9710	4.55	10470	4.44	11230	4.34	11980								
48	4.81	9230	4.63	10010	4.50	10790	4.38	11570	4.29	12350								
50	4.75	9500	4.58	10310	4.45	11120	4.34	11920	4.24	12730								
CLASS 3 STORY 1 1/2 BASEMENT FULL																		
40	5.86	9380	5.66	10160	5.47	10960	5.33	11740	5.22	12520							Per inch L.F. 16.16	Area S.F. 1.95
42	5.77	9690	5.56	10510	5.39	11330	5.26	12150	5.15	12970								
44	5.68	10010	5.48	10860	5.32	11710	5.19	12560	5.08	13410								
46	5.61	10320	5.41	11200	5.26	12090	5.13	12970	5.02	13860								
48	5.54	10630	5.35	11550	5.20	12470	5.07	13390	4.97	14310								
50	5.47	10950	5.29	11900	5.14	12850	5.02	13800	4.92	14760								
CLASS 3 STORY 2 BASEMENT NO																		
40	5.85	9360	5.64	10150	5.47	10940	5.33	11740	5.22	12530							Per inch L.F. 20.42	Area S.F. 1.72
42	5.76	9680	5.55	10490	5.39	11310	5.25	12130	5.14	12950								
44	5.68	9990	5.47	10840	5.31	11680	5.17	12520	5.06	13360								
46	5.60	10310	5.40	11180	5.24	12050	5.10	12910	4.99	13780								
48	5.53	10630	5.33	11520	5.17	12420	5.04	13310	4.93	14210								
50	5.47	10940	5.27	11860	5.11	12790	4.98	13710	4.88	14630								
CLASS 3 STORY 2 BASEMENT FULL																		
40	6.69	10700	6.45	11600	6.25	12510	6.10	13410	5.97	14320							Per inch L.F. 20.43	Area S.F. 2.17
42	6.58	11060	6.35	12000	6.16	12940	6.01	13880	5.88	14810								
44	6.49	11420	6.26	12400	6.08	13370	5.93	14840	5.80	15310								
46	6.40	11780	6.18	12790	6.00	13800	5.86	14800	5.73	15810								
48	6.33	12150	6.11	13190	5.93	14230	5.78	15270	5.66	16310								
50	6.25	12510	6.04	13580	5.86	14660	5.72	15730	5.60	16810								

EXTERIOR											
SOLID COMMON BRICK						GROUP TYPE	R 3	CLASS 3	STORY BASEMENT	1 NO	
WIDTH	LENGTH IN LINEAR FEET										UNIT
	40		45		50		55		60		UNITS
	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	14.02
40	4.25	6800	4.07	7330	3.93	7860	3.81	8390	3.72	8920	1.20
42	4.17	7010	4.00	7560	3.86	8110	3.75	8660	3.66	9210	
44	4.10	7220	3.94	7790	3.80	8370	3.69	8940	3.60	9510	
46	4.04	7430	3.88	8030	3.75	8620	3.64	9220	3.55	9810	
48	3.98	7640	3.82	8280	3.70	8860	3.60	9600	3.51	10110	
50	3.93	7860	3.78	8500	3.65	9140	3.55	9780	3.47	10420	
CLASS 3 STORY 1 BASEMENT FULL											
40	4.96	7930	4.75	8560	4.59	9190	4.46	9820	4.35	10440	14.05
42	4.87	8180	4.68	8840	4.52	9500	4.40	10160	4.29	10820	1.60
44	4.79	8430	4.61	9120	4.46	9810	4.34	10490	4.24	11180	5.1
46	4.72	8680	4.54	9400	4.40	10120	4.28	10840	4.18	11550	
48	4.65	8940	4.48	9680	4.34	10430	4.23	11170	4.14	11920	
50	4.59	9190	4.43	9960	4.29	10740	4.19	11510	4.10	12290	
CLASS 3 STORY 1 1/2 BASEMENT NO											
40	5.32	8510	5.12	9210	4.96	9910	4.82	10610	4.71	11310	17.95
42	5.23	8790	5.04	9520	4.88	10250	4.75	10970	4.64	11700	1.53
44	5.16	9070	4.96	9830	4.81	10580	4.68	11330	4.58	12060	5.1
46	5.08	9350	4.90	10130	4.74	10910	4.62	11690	4.52	12470	
48	5.02	9630	4.83	10440	4.69	11250	4.57	12060	4.47	12860	
50	4.96	9910	4.78	10750	4.63	11580	4.52	12420	4.42	13260	
CLASS 3 STORY 1 1/2 BASEMENT FULL											
40	6.10	9750	5.87	10560	5.68	11360	5.53	12170	5.41	12980	17.98
42	6.00	10080	5.78	10920	5.60	11760	5.45	12600	5.33	13430	1.95
44	5.91	10400	5.69	11270	5.52	12150	5.38	13020	5.26	13890	5.1
46	5.83	10720	5.62	11630	5.45	12540	5.31	13450	5.20	14360	
48	5.75	11040	5.55	11990	5.39	12930	5.26	13880	5.15	14820	
50	5.68	11360	5.49	12340	5.33	13320	5.20	14300	5.09	15280	
CLASS 3 STORY 2 BASEMENT NO											
40	6.16	9860	5.93	10670	5.75	11490	5.59	12310	5.47	13130	22.87
42	6.06	10180	5.84	11030	5.66	11880	5.51	12720	5.38	13570	1.12
44	5.97	10510	5.75	11380	5.57	12260	5.43	13130	5.31	14010	5.1
46	5.89	10840	5.67	11740	5.50	12640	5.35	13540	5.23	14450	
48	5.81	11180	5.60	12090	5.43	13030	5.29	13960	5.17	14890	
50	5.75	11490	5.53	12450	5.36	13410	5.23	14370	5.11	15330	
CLASS 3 STORY 2 BASEMENT FULL											
40	7.00	11200	6.74	12130	6.53	13060	6.36	14000	6.22	14930	22.90
42	6.89	11570	6.64	12540	6.43	13510	6.27	14480	6.13	15440	2.17
44	6.79	11950	6.54	12950	6.34	13950	6.18	14960	6.04	15960	
46	6.70	12320	6.45	13360	6.26	14400	6.10	15440	5.97	16480	
48	6.61	12690	6.37	13770	6.18	14840	6.03	15920	5.90	17000	
50	6.53	13060	6.30	14180	6.12	15290	5.95	16400	5.84	17520	

EXTERIOR COMMON BRICK ON WOOD												GROUP TYPE	R 3	CLASS 3	STORY BASEMENT	1 NO	UNIT	
WIDTH	LENGTH IN LINEAR FEET												COSTS \$					
	40		45		50		55		60									
	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST						
40	4.02	6430	3.85	6940	3.72	7450	3.62	7960	3.53	8470					Perimeter L.F. 12.23			
42	3.95	6630	3.79	7160	3.66	7690	3.56	8220	3.47	8750					Area 3.1 1.20			
44	3.88	6830	3.73	7380	3.61	7940	3.51	8490	3.42	9040								
46	3.83	7040	3.68	7610	3.56	8180	3.46	8750	3.38	9320								
48	3.77	7240	3.63	7830	3.51	8420	3.41	9020	3.34	9610								
50	3.72	7450	3.58	8060	3.47	8670	3.38	9280	3.30	9890								
												CLASS 3				STORY 1 BASEMENT FULL		Perimeter L.F. 12.13
40	4.71	7640	4.53	8150	4.38	8760	4.26	9370	4.16	9980					Area 3.1 1.60			
42	4.62	7780	4.45	8420	4.31	9050	4.20	9690	4.10	10330								
44	4.56	8020	4.39	8690	4.25	9350	4.14	10010	4.04	10680								
46	4.49	8270	4.33	8960	4.20	9650	4.09	10340	4.00	11030								
48	4.43	8510	4.27	9230	4.14	9950	4.04	10660	3.95	11380								
50	4.38	8760	4.22	9600	4.10	10250	4.00	10990	3.91	11730								
												CLASS 3				STORY 1½ BASEMENT NO		Perimeter L.F. 15.83
40	5.08	8120	4.89	8800	4.74	9480	4.61	10150	4.51	10830					Area 3.1 1.53			
42	4.99	8390	4.81	9090	4.66	9800	4.54	10500	4.44	11200								
44	4.92	8660	4.74	9390	4.60	10120	4.48	10850	4.38	11570								
46	4.85	8930	4.68	9690	4.54	10440	4.43	11200	4.33	11950								
48	4.79	9200	4.62	9990	4.48	10770	4.37	11550	4.28	12330								
50	4.74	9480	4.57	10280	4.44	11090	4.33	11900	4.24	12710								
												CLASS 3				STORY 1½ BASEMENT FULL		Perimeter L.F. 15.73
40	5.84	9340	5.62	10120	5.45	10900	5.31	11680	5.19	12470					Area 3.1 1.95			
42	5.74	9650	5.54	10470	5.37	11280	5.24	12100	5.12	12910								
44	5.66	9980	5.46	10810	5.30	11660	5.17	12510	5.06	13360								
46	5.58	10280	5.39	11160	5.23	12040	5.11	12920	5.00	13810								
48	5.51	10590	5.33	11510	5.18	12420	5.05	13340	4.95	14260								
50	5.45	10900	5.27	11850	5.12	12800	5.00	13800	4.90	14710								
												CLASS 3				STORY 2 BASEMENT NO		Perimeter L.F. 20.33
40	5.85	9360	5.64	10150	5.47	10940	5.33	11740	5.22	12530					Area 3.1 1.72			
42	5.76	9680	5.55	10490	5.39	11310	5.25	12130	5.14	12950								
44	5.68	9990	5.47	10840	5.31	11680	5.17	12520	5.06	13370								
46	5.60	10310	5.40	11180	5.24	12050	5.11	12920	4.99	13790								
48	5.53	10630	5.33	11520	5.17	12420	5.04	13310	4.93	14210								
50	5.47	10940	5.27	11870	5.11	12790	4.99	13710	4.88	14630								
												CLASS 3				STORY 2 BASEMENT FULL		Perimeter L.F. 20.23
40	6.62	10590	6.40	11510	6.22	12440	6.08	13370	5.96	14290					Area 3.1 2.17			
42	6.52	10960	6.30	11910	6.13	12870	5.99	13830	5.87	14790								
44	6.44	11330	6.22	12320	6.05	13310	5.91	14300	5.79	15290								
46	6.36	11700	6.14	12720	5.97	13740	5.84	14760	5.72	15790								
48	6.29	12070	6.08	13120	5.91	14180	5.77	15230	5.66	16290								
50	6.22	12440	6.01	13530	5.85	14610	5.71	15700	5.60	16790								

SPECIFICATIONS FOR

GROUP R

TYPE 3

CLASS 4

General Characteristics	Good grade materials Fair amount decorative treatment interior and exterior Workmanship—good
Foundations	Rough dressed stone walls Face brick walls
Roofing	Plain asbestos shingles Best grade wood shingles Ordinary slate shingles Heavy, sheet steel or light copper roof drains
Doors and Windows	Medium weight, best quality, balanced sash Medium weight, best quality, casement sash Extra clear glass Medium weight, best quality, hardwood doors Good grade plated, cast hardware
Basement	6'-6" head room One-half basement plastered and painted Concrete floor, well finished Well built service partitions
Heating	Modern warm air furnace with cold air returns, humidifier, blower, etc. Steam or hot water system Automatic heat control
Floors and Flooring	Quarter sawed hardwood Cemented linoleum Substantial joists, beams and posts
Interior Finish	Good grade hardwood trim Good grade wall paper Rough plastered walls, painted Wide, hardwood stairs, ornamental balustrade
Built-in Features	Kitchen and housekeeping service cabinets Bookcases, telephone nooks, etc. Incinerator
Fireplace	Wood burning, with outside chimney Plain tile hearth Plain hardwood mantel
Plumbing	Master bathroom—tiled floor and walls—shower attachment—good fixtures Servant's bath—tiled floor—medium quality fixtures Kitchen and laundry facilities
Lighting	Armored cable installation Few ceiling outlets Well equipped with sidewall, base and service outlets Light, cast fixtures, plated
Attic Finish	Entire area sealed with wall board Pine flooring on sub-floor Part partitioned

EXTERIOR WOOD SIDING OR STUCCO ON WOOD												GROUP TYPE		R 3	CLASS 4		STORY 1 BASEMENT FULL		UNIT COSTS \$
WIDTH	LENGTH IN LINEAR FEET												UNIT COSTS \$						
	40		45		50		55		60		S.F. COST	TOTAL COST							
S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST			TOTAL COST	S.F. COST	TOTAL COST				
40	7.69	12300	7.31	13160	7.01	14010	6.76	14860	6.55	15720							Per inch L.F. 17.48 Area 3.14		
42	7.53	12640	7.17	13560	6.89	14470	6.66	15380	6.46	16290									
44	7.38	12990	7.05	13970	6.79	14950	6.58	15930	6.40	16910									
46	7.24	13330	6.95	14380	6.71	15430	6.51	16480	6.35	17530									
48	7.12	13670	6.85	14790	6.63	15910	6.45	17030	6.30	18150									
50	7.01	14010	6.76	15200	6.56	16390	6.39	17580	6.26	18780									
												CLASS 4		STORY 1 1/2 BASEMENT FULL		Per inch L.F. 21.34 Area 3.66			
40	9.50	15210	9.05	16290	8.69	17370	8.39	18450	8.14	19540									
42	9.31	15640	8.88	16780	8.53	17910	8.25	19050	8.01	20180									
44	9.13	16070	8.72	17260	8.39	18450	8.12	19640	7.89	20830									
46	8.97	16510	8.57	17750	8.26	19000	8.00	20240	7.78	21480									
48	8.82	16940	8.44	18240	8.14	19540	7.89	20840	7.69	22140									
50	8.69	17370	8.32	18730	8.03	20080	7.79	21440	7.60	22790									
												CLASS 4		STORY 2 BASEMENT FULL		Per inch L.F. 26.17 Area 3.03			
40	11.02	17640	10.55	18990	10.17	20340	9.86	21690	9.60	23040									
42	10.82	18180	10.36	19580	9.99	20990	9.69	22390	9.44	23800									
44	10.63	18720	10.19	20170	9.83	21630	9.54	23090	9.30	24550									
46	10.47	19260	10.03	20770	9.69	22280	9.41	23800	9.17	25310									
48	10.31	19800	9.89	21360	9.55	22930	9.28	24500	9.05	26070									
50	10.17	20340	9.76	21960	9.43	23580	9.16	25200	8.94	26820									
FACE BRICK ON WOOD												CLASS 4		STORY 1 BASEMENT FULL		Per inch L.F. 20.08 Area 2.14			
40	8.06	12900	7.66	13780	7.33	14670	7.07	15550	6.85	16430									
42	7.89	13260	7.51	14200	7.21	15140	6.96	16080	6.76	17030									
44	7.73	13610	7.39	14630	7.11	15640	6.88	16660	6.69	17670									
46	7.59	13960	7.27	15050	7.02	16140	6.81	17230	6.64	18320									
48	7.46	14320	7.17	15480	6.93	16640	6.75	17810	6.59	18970									
50	7.33	14670	7.07	15910	6.86	17150	6.69	18390	6.54	19630									
												CLASS 4		STORY 1 1/2 BASEMENT FULL		Per inch L.F. 24.87 Area 2.66			
40	9.97	15950	9.49	17070	9.10	18200	8.78	19320	8.52	20440									
42	9.76	16400	9.30	17580	8.93	18760	8.63	19940	8.38	21110									
44	9.57	16850	9.13	18080	8.78	19320	8.49	20560	8.25	21790									
46	9.40	17300	8.98	18590	8.65	19890	8.37	21180	8.14	22470									
48	9.24	17750	8.84	19100	8.52	20450	8.26	21800	8.04	23150									
50	9.10	18200	8.71	19610	8.41	21020	8.16	22430	7.95	23840									
												CLASS 4		STORY 2 BASEMENT FULL		Per inch L.F. 30.85 Area 3.14			
40	11.63	18600	11.11	20010	10.70	22810	10.37	23810	10.09	24210									
42	11.41	19160	10.91	20620	10.52	22080	10.19	23540	9.92	25000									
44	11.21	19730	10.73	21240	10.35	22760	10.03	24280	9.77	25800									
46	11.03	20290	10.56	21860	10.19	23440	9.89	25010	9.63	26590									
48	10.86	20850	10.41	22480	10.05	24120	9.75	25750	9.51	27380									
50	10.70	21410	10.27	23100	9.92	24790	9.63	26490	9.39	28180									

EXTERIOR STUCCO ON CONCRETE BLOCK OR TILE												GROUND TYPE	R 3	CLASS 4	STORY 1 BASEMENT FULL	
WIDTH	LENGTH IN LINEAR FEET											UNIT				
	40		45		50		55		60				L.F.	S.F.	Area	L.F.
	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST				
40	7.60	12160	7.22	13000	6.92	13840	6.68	14690	6.47	15530			21.60	2.14		2.14
42	7.44	12500	7.09	13400	6.81	14300	6.58	15200	6.39	16100						
44	7.29	12830	6.97	13810	6.72	14780	6.51	15750	6.33	16720						
46	7.16	13170	6.87	14210	6.63	15280	6.44	16300	6.28	17340						
48	7.03	13510	6.77	14620	6.56	15740	6.38	16850	6.24	17970						
50	6.92	13840	6.68	15030	6.49	16220	6.33	17410	6.20	18600						
CLASS 4 STORY 1 1/2 BASEMENT FULL																
40	9.57	15310	9.11	16390	8.74	17490	8.44	18560	8.19	19650			21.60	2.66		2.66
42	9.37	15740	8.93	16880	8.58	18020	8.29	19160	8.06	20300						
44	9.19	16170	8.77	17370	8.44	18570	8.17	19760	7.94	20960						
46	9.03	16610	8.63	17860	8.31	19110	8.05	20360	7.83	21610						
48	8.88	17040	8.50	18350	8.19	19860	7.94	20970	7.73	22280						
50	8.74	17480	8.37	18840	8.08	20210	7.84	21570	7.65	22940						
CLASS 4 STORY 2 BASEMENT FULL																
40	11.16	17850	10.68	19210	10.28	20570	9.97	21930	9.70	23290			26.98	3.03		3.03
42	10.95	18390	10.48	19810	10.11	21230	9.80	22640	9.55	24060						
44	10.76	18940	10.31	20410	9.95	21880	9.65	23350	9.40	24820						
46	10.59	19480	10.15	21010	9.80	22540	9.51	24070	9.27	25590						
48	10.43	20030	10.00	21610	9.66	23190	9.39	24780	9.15	26360						
50	10.28	20570	9.87	22210	9.64	23850	9.27	25490	9.04	27130						
FACE BRICK ON COMMON BRICK CLASS 4 STORY 1 BASEMENT FULL																
40	8.21	13140	7.80	14030	7.46	14930	7.19	15820	6.97	16720			21.13	2.14		2.14
42	8.03	13500	7.65	14450	7.34	15410	7.08	16370	6.87	17320						
44	7.87	13860	7.52	14890	7.23	15920	7.00	16950	6.81	17980						
46	7.72	14210	7.40	15320	7.14	16430	6.93	17530	6.75	18640						
48	7.59	14570	7.29	15750	7.06	16930	6.86	18120	6.70	19300						
50	7.46	14930	7.19	16190	6.98	17450	6.80	18700	6.65	19960						
CLASS 4 STORY 1 1/2 BASEMENT FULL																
40	10.18	16280	9.68	17420	9.28	18560	8.95	19700	8.68	20830			26.34	2.66		2.66
42	9.96	16740	9.49	17930	9.11	19130	8.80	20330	8.54	21520						
44	9.77	17190	9.32	18450	8.96	19700	8.66	20960	8.41	22210						
46	9.59	17650	9.16	18960	8.82	20280	8.53	21590	8.30	22910						
48	9.43	18100	9.02	19490	8.70	20870	8.43	22260	8.21	23640						
50	9.28	18560	8.89	19990	8.57	21430	8.32	22870	8.10	24310						
CLASS 4 STORY 2 BASEMENT FULL																
40	11.88	19010	11.35	20430	10.93	21860	10.58	23280	10.29	24710			32.85	3.03		3.03
42	11.66	19580	11.14	21060	10.74	22550	10.40	24030	10.12	25510						
44	11.44	20150	10.95	21690	10.56	23230	10.24	24780	9.97	26320						
46	11.26	20720	10.78	22320	10.40	23920	10.09	25520	9.83	27130						
48	11.09	21290	10.62	22950	10.25	24610	9.95	26270	9.70	27940						
50	10.93	21860	10.48	23580	10.12	25300	9.83	27030	9.58	28750						

EXTERIOR FACE BRICK ON CONCRETE BLOCK OR TILE												GROUP TYPE	R 3	CLASS 4	STORY 1 BASEMENT FULL	UNIT COSTS \$	Per sq. ft. Area
WIDTH	LENGTH IN LINEAR FEET																
	40		45		50		55		60								
	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST					
40	8.01	12820	7.61	13690	7.29	14570	7.02	15450	6.80	16320					Per sq. ft. Area		
42	7.84	13170	7.46	14100	7.16	15040	6.92	15980	6.71	16920							
44	7.68	13520	7.34	14530	7.06	15540	6.84	16550	6.65	17560							
46	7.54	13870	7.22	14950	6.97	16040	6.77	17120	6.60	18210							
48	7.41	14220	7.12	15380	6.89	16540	6.70	17700	6.55	18860							
50	7.29	14570	7.02	15810	6.82	17040	6.65	18280	6.50	19520							
												CLASS 4		STORY 1 1/2 BASEMENT FULL			Per sq. ft. Area
40	9.93	15890	9.45	17010	9.06	18120	8.74	19240	8.48	20350							
42	9.72	16340	9.26	17510	8.90	18680	8.60	19860	8.34	21030							
44	9.53	16780	9.10	18010	8.75	19250	8.46	20480	8.22	21710							
46	9.36	17230	8.95	18520	8.61	19810	8.34	21100	8.11	22390							
48	9.21	17670	8.81	19020	8.49	20370	8.23	21720	8.01	23070							
50	9.06	18120	8.68	19530	8.38	20940	8.13	22350	7.92	23760							
												CLASS 4		STORY 2 BASEMENT FULL			Per sq. ft. Area
40	11.60	18560	11.09	19960	10.68	21360	10.35	22760	10.07	24160							
42	11.38	19120	10.89	20580	10.49	22040	10.17	23500	9.90	24950							
44	11.18	19680	10.71	21200	10.32	22710	10.01	24230	9.75	25750							
46	11.00	20240	10.54	21820	10.17	23390	9.87	24960	9.61	26540							
48	10.84	20800	10.39	22440	10.03	24070	9.74	25700	9.49	27330							
50	10.68	21360	10.25	23080	9.90	24750	9.61	26440	9.38	28130							
												CLASS		STORY BASEMENT			Per sq. ft. Area
												CLASS		STORY BASEMENT			Per sq. ft. Area
												CLASS		STORY BASEMENT			Per sq. ft. Area

SPECIFICATIONS
SAME AS FOR
PREVIOUS TYPES

RESIDENTIAL GROUP—SIAMESE

MULTI-FAMILY RESIDENCE DIVIDED BY PARTY WALLS

GROUP R
TYPE 4
GLASS 1

UNIT SIZE	WOOD SIDING OR STUCCO ON WOOD				STUCCO ON CONCRETE BLOCK OR TILE				SOLID COMMON BRICK							
	TWO STORY		THREE STORY		TWO STORY		THREE STORY		TWO STORY		THREE STORY		TWO STORY		THREE STORY	
	No Basement	Full Basement	No Basement	Full Basement	No Basement	Full Basement	No Basement	Full Basement	No Basement	Full Basement	No Basement	Full Basement	No Basement	Full Basement	No Basement	Full Basement
12x20	3.91	4.31	5.29	5.72	4.69	4.89	6.25	6.45	5.01	5.20	6.73	6.97				
12x30	3.33	3.68	4.66	4.92	3.90	4.09	5.25	5.45	4.13	4.32	5.64	5.83				
12x40	3.05	3.36	4.19	4.52	3.50	3.70	4.75	4.95	3.69	3.88	5.06	5.25				
14x20	3.74	4.13	5.09	5.50	4.50	4.69	6.02	6.21	4.82	5.00	6.54	6.72				
14x30	3.19	3.52	4.37	4.72	3.74	3.92	5.04	5.23	3.96	4.14	5.42	5.60				
14x40	2.92	3.22	4.02	4.33	3.35	3.54	4.55	4.74	3.54	3.72	4.85	5.04				
16x20	3.61	4.00	4.93	5.34	4.36	4.54	5.85	6.03	4.67	4.84	6.36	6.54				
16x30	3.09	3.41	4.24	4.57	3.62	3.80	4.89	5.07	3.84	4.01	5.25	5.43				
16x40	2.82	3.11	3.89	4.19	3.24	3.43	4.41	4.59	3.42	3.60	4.70	4.88				
18x20	3.51	3.89	4.81	5.21	4.25	4.43	5.72	5.89	4.55	4.72	6.22	6.39				
18x30	3.00	3.32	4.13	4.46	3.52	3.70	4.77	4.95	3.74	3.91	5.12	5.30				
18x40	2.75	3.03	3.79	4.09	3.16	3.34	4.29	4.47	3.33	3.50	4.58	4.75				
20x20	3.44	3.80	4.72	5.11	4.16	4.33	5.61	5.78	4.46	4.63	6.11	6.27				
20x30	2.94	3.25	4.04	4.37	3.45	3.62	4.67	4.85	3.66	3.83	5.02	5.19				
20x40	2.69	2.97	3.71	4.00	3.09	3.26	4.20	4.38	3.26	3.43	4.48	4.65				
24x20	3.32	3.67	4.57	4.95	4.03	4.20	5.45	5.62	4.32	4.48	5.94	6.10				
24x30	2.84	3.14	3.92	4.23	3.34	3.50	4.53	4.69	3.54	3.70	4.87	5.03				
24x40	2.60	2.87	3.59	3.87	2.99	3.15	4.07	4.23	3.15	3.31	4.33	4.50				

SPECIFICATIONS
SAME AS FOR
PREVIOUS TYPES

RESIDENTIAL GROUP—SIAMESE

MULTI-FAMILY RESIDENCE DIVIDED BY PARTY WALLS

GROUP R
TYPE 4
CLASS 2

UNIT SIZE	WOOD SIDING OR STUCCO ON WOOD				STUCCO ON CONCRETE BLOCK OR TILE				SOLID COMMON BRICK				COMMON BRICK ON WOOD			
	TWO STORY		THREE STORY		TWO STORY		THREE STORY		TWO STORY		THREE STORY		TWO STORY		THREE STORY	
	No Basement	Full Basement	No Basement	Full Basement	No Basement	Full Basement	No Basement	Full Basement	No Basement	Full Basement	No Basement	Full Basement	No Basement	Full Basement	No Basement	Full Basement
12x20	5.32	6.28	5.92	7.92	6.07	6.84	7.85	8.61	6.50	7.25	8.52	9.27	6.15	6.90	8.06	8.82
12x30	4.47	5.19	5.86	6.64	4.98	5.41	6.53	7.15	5.29	5.89	7.02	7.62	5.04	5.64	6.69	7.30
12x40	3.99	4.65	5.33	6.01	4.43	4.70	5.88	6.42	4.68	5.21	6.27	6.80	4.48	5.01	6.00	6.54
14x20	5.03	5.91	6.59	7.50	5.76	6.45	7.50	8.19	6.18	6.85	8.15	8.82	5.84	6.51	7.70	8.36
14x30	4.21	4.92	5.59	6.33	4.74	5.17	6.24	6.82	5.04	5.60	6.71	7.27	4.79	5.35	6.39	6.96
14x40	3.81	4.43	5.09	5.74	4.23	4.54	5.61	6.13	4.47	4.97	5.99	6.49	4.27	4.77	5.73	6.24
16x20	4.61	5.64	6.34	7.20	5.53	6.16	7.23	7.86	5.94	6.56	7.87	8.49	5.61	6.23	7.43	8.06
16x30	4.05	4.72	5.39	6.09	4.56	5.00	6.02	6.56	4.85	5.38	6.48	7.01	4.61	5.14	6.16	6.70
16x40	3.66	4.26	4.91	5.53	4.07	4.42	5.42	5.91	4.30	4.78	5.78	6.26	4.11	4.60	5.53	6.02
18x20	4.64	5.42	6.15	6.96	5.35	5.94	7.03	7.62	5.75	6.33	7.66	8.23	5.42	6.00	7.22	7.81
18x30	3.92	4.56	5.23	5.90	4.42	4.87	5.85	6.36	4.70	5.20	6.30	6.80	4.47	4.97	5.99	6.50
18x40	3.55	4.13	4.77	5.37	3.95	4.33	5.26	5.74	4.18	4.64	5.62	6.08	3.99	4.46	5.38	5.86
20x20	4.51	5.25	6.00	6.77	5.20	5.76	6.86	7.42	5.60	6.14	7.48	8.03	5.28	5.82	7.06	7.61
20x30	3.81	4.44	5.11	5.75	4.30	4.76	5.71	6.21	4.68	5.07	6.15	6.64	4.36	4.84	5.85	6.34
20x40	3.47	4.03	4.66	5.24	3.85	4.26	5.14	5.60	4.07	4.53	5.49	5.94	3.90	4.35	5.25	5.71
24x20	4.30	4.99	5.77	6.48	4.99	5.49	6.61	7.12	5.38	5.87	7.23	7.71	5.06	5.55	6.81	7.30
24x30	3.66	4.25	4.92	5.53	4.13	4.60	5.51	5.97	4.41	4.86	5.94	6.39	4.19	4.64	5.64	6.10
24x40	3.33	3.87	4.49	5.05	3.71	4.15	4.96	5.40	3.92	4.36	5.29	5.73	3.75	4.18	5.06	5.50

SPECIFICATIONS
SAME AS FOR
PREVIOUS TYPES

RESIDENTIAL GROUP—SIAMESE

MULTI-FAMILY RESIDENCE DIVIDED BY PARTY WALLS

GROUP R
TYPE 4
CLASS 3

137

UNIT SIZE	WOOD SIDING OR STUCCO ON WOOD				STUCCO ON CONCRETE BLOCK OR TILE				SOLID COMMON BRICK				COMMON BRICK ON WOOD			
	TWO STORY		THREE STORY		TWO STORY		THREE STORY		TWO STORY		THREE STORY		TWO STORY		THREE STORY	
	No Basement	Full Basement	No Basement	Full Basement	No Basement	Full Basement	No Basement	Full Basement	No Basement	Full Basement	No Basement	Full Basement	No Basement	Full Basement	No Basement	Full Basement
12x20	7.74	9.45	9.92	11.83	8.46	9.93	10.84	12.54	8.82	10.39	11.42	13.11	8.46	9.92	10.93	12.63
12x30	6.40	7.70	8.40	9.84	6.93	8.07	9.07	10.36	7.19	8.33	9.48	10.77	6.93	8.06	9.12	10.42
12x40	5.74	6.84	7.63	8.85	6.16	7.14	8.18	9.26	6.37	7.55	8.61	9.60	6.16	7.13	8.22	9.31
14x20	7.19	8.70	9.29	10.99	7.89	9.20	10.19	11.69	8.24	9.55	10.75	12.22	7.90	9.19	10.27	11.77
14x30	5.98	7.17	7.87	9.20	6.48	7.53	8.52	9.69	6.73	7.78	8.92	10.08	6.49	7.52	8.57	9.75
14x40	5.37	6.40	7.16	8.30	5.78	6.69	7.68	8.69	5.98	6.89	8.00	9.02	5.78	6.68	7.73	8.74
16x20	6.78	8.16	8.82	10.37	7.47	8.65	9.70	11.04	7.81	9.00	10.24	11.54	7.48	8.64	9.78	11.12
16x30	5.66	6.77	7.48	8.71	6.15	7.12	8.11	9.19	6.39	7.36	8.60	9.67	6.15	7.11	8.16	9.25
16x40	5.09	6.07	6.81	7.88	5.49	6.35	7.31	8.27	5.68	6.54	7.62	8.58	5.49	6.34	7.36	8.31
18x20	6.46	7.74	8.45	9.88	7.14	8.22	9.32	10.64	7.48	8.56	9.85	11.02	7.15	8.21	9.39	10.62
18x30	5.41	6.46	7.18	8.33	5.89	6.80	7.79	8.80	6.13	7.04	8.17	9.16	5.89	6.79	7.84	8.86
18x40	4.88	5.81	6.54	7.56	5.26	6.09	7.03	7.93	5.46	6.27	7.33	8.24	5.26	6.08	7.07	7.98
20x20	6.21	7.41	8.15	9.48	6.88	7.88	9.01	10.14	7.21	8.22	9.54	10.60	6.88	7.87	9.09	10.22
20x30	5.21	6.21	6.93	8.03	5.68	6.54	7.54	8.49	5.92	6.78	7.91	8.84	5.68	6.54	7.59	8.55
20x40	4.71	5.61	6.32	7.30	5.08	5.87	6.80	7.67	5.27	6.06	7.09	7.96	5.08	5.87	6.84	7.71
24x20	5.83	6.90	7.71	8.90	6.49	7.37	8.55	9.55	6.81	7.70	9.07	9.97	6.49	7.36	8.63	9.62
24x30	4.91	5.84	6.56	7.58	5.37	6.16	7.15	8.03	5.60	6.39	7.51	8.36	5.37	6.15	7.20	8.08
24x40	4.45	5.30	5.99	6.91	4.81	5.55	6.45	7.37	4.99	5.74	6.74	7.56	4.81	5.55	6.49	7.31

SPECIFICATIONS
SAME AS FOR
PREVIOUS TYPES

RESIDENTIAL GROUP—SIAMESE

MULTI-FAMILY RESIDENCE DIVIDED BY PARTY WALLS

GROUP R
TYPE 4
CLASS 4

UNIT SIZE	WOOD SIDING OR STUCCO ON WOOD				STUCCO ON CONCRETE BLOCK OR TILE				FACE BRICK ON WOOD				FACE BRICK ON CONCRETE BLK. OR TILE			
	TWO STORY		THREE STORY		TWO STORY		THREE STORY		TWO STORY		THREE STORY		TWO STORY		THREE STORY	
	No Basement	Full Basement	No Basement	Full Basement	No Basement	Full Basement	No Basement	Full Basement	No Basement	Full Basement	No Basement	Full Basement	No Basement	Full Basement	No Basement	Full Basement
12x30 12x40 12x50		13.14 11.34 10.25		16.10 14.14 12.96		13.45 11.58 10.46		16.36 14.35 13.14		13.86 11.92 10.75		16.81 14.72 13.46		13.85 11.91 10.74		16.95 14.83 13.56
14x30 14x40 14x50		12.11 10.55 9.61		14.95 13.23 12.29		12.40 10.78 9.81		15.20 13.43 12.37		12.80 11.11 10.09		15.64 13.76 12.64		12.79 11.09 10.08		15.77 13.90 12.77
16x30 16x40 16x50		11.33 9.96 9.13		14.08 12.55 11.63		11.61 10.18 9.32		14.33 12.75 11.80		12.01 10.50 9.59		14.76 13.09 12.09		11.99 10.48 9.56		14.89 13.19 12.18
18x30 18x40 18x50		10.72 9.50 8.76		13.41 12.02 11.19		11.00 9.71 8.94		13.65 12.21 11.35		11.39 10.02 9.20		14.07 12.55 11.63		11.37 10.01 9.19		14.20 12.65 11.72
20x30 20x40 20x50		10.24 9.13 8.46		12.87 11.60 10.84		10.51 9.34 8.64		13.11 11.78 10.99		10.89 9.64 8.89		13.52 12.11 11.27		10.88 9.63 8.88		13.65 12.21 11.35
24x30 24x40 24x50		9.51 8.57 8.01		12.07 10.97 10.30		9.78 8.78 8.18		12.29 11.14 10.45		10.15 9.07 8.42		12.70 11.46 10.72		10.13 9.06 8.41		12.82 11.56 10.79

TENEMENTS AND APARTMENT BUILDINGS GROUP R TYPE 5 : SPECIFICATIONS AND COSTS

ITEM	CLASS 1	CLASS 2	CLASS 3	CLASS 4	CLASS 5	CLASS 6
TYPE	Tenement, 2 to 4 story, walk-up	Tenement, 2 to 5 story, walk-up	Apartment building, 2 to 5 story, walk-up	Modern fireproof apartment building	High-grade modern apartment building	Costly modern apartment building
FOUNDATION	Wood sills and masonry piers	Masonry walls	Masonry walls	Masonry walls with spread footings & piling when necessary	Masonry walls with spread footings & piling when necessary	Masonry walls with spread footings and piling when necessary
BASEMENT	None	Full; concrete floor; bare walls	Full; concrete floor; bare walls; locker room	Full; concrete floor; plastered walls; locker & laundry facilities	Full; concrete floor; plastered walls; locker & laundry facilities	Full; concrete floor; plastered walls; locker and laundry facilities
WALL CONSTRUCTION	Wood siding on wood frame	Wood siding on wood frame, or common brick	Front wall face brick; others common brick; small am't plain trim	Steel or reinf. concrete frame; street walls of face brick; others com. brk.; small amount plain trim	Steel or reinf. concrete frame; street walls of face brick; others com.; good stone or terra cotta trim	Steel or reinf. concrete frame; street walls face brick; others common; liberal amount of stone or terra cotta trim
FLOORING	Matched board, on light joists	Hard pine and light sub-floor; wood joists	Plain hardwood and sub-floor on wood joists	Good hardwood or linoleum on subfloor slab	Best hardwood or linol. on soundproof sub-floor	Soundproof; best parquet, mosaic, terrazo or marble
DOORS AND WINDOWS	Light stock; cheap hardware	Light stock; cheap hardware	Medium stock; medium hardware	Hvy. stock; good hardware; Extra clear common glass	Best stock; heavy hardware; plate glass	Special stock & hardware; heavy plate glass
INTERIOR FINISH	Very cheap paper, if any; minimum trim	Cheap paper; cheap stock trim	Medium paper; hardwood trim, medium finish	Good paper; good hardwood trim, well finished	Expensive paper or tinting; best stock trim; some paneling or wainscot	Best paper; ornamental plaster or other decoration, specially detailed
BUILT-IN FEATURES	Open shelving	Small kitchen cabinets	Kitchen cabinets and linen closets	Kitchen cabinets, linen closets and bookcases	Liberal supply of service cabinets, etc.	Well equipped with service cabinets, etc.
HEATING	Stoves	Stoves	Steam heating; kitchen range	Steam heating; kitchen range; 1 chimney fire-place	Steam heating; kitchen range; 2 chimney fire-places	Concealed radiators; range and other kitchen equipment; 2 or more chimney fireplaces
PLUMBING	Enameled iron water closet and sink	1 bathroom and sink per unit; cheap fixtures	1 bathroom and sink; hot water supply; basement. indry; med. fixtures	1 tiled bathroom; circulator's hot water supply; basement. indry; good fixt.	2 tiled bathrooms; circulator's hot water supply; best stock fixtures	1 tiled bathroom per bedroom; showers and other equipment; special grade fixtures
LIGHTING	Minimum quantity; cheap fixtures	Small quantity; cheap fixtures	Few extra outlets; medium fixtures	Well supplied with lighting & service outlets; good fixtures	Well supplied with lighting & service outlets; best stock fixt.	Well equipped with lighting & service outlets & switches; special grade fixtures
ELEVATORS	None	None	None	Electric passenger	Electric passenger	Passenger and service elevators
REFRIGERATORS	None	None	None	Unit central plant	Unit or central plant	Unit or central plant
ENTRANCE	Plain stairways	Plain stairways	Plain stairways	Lobby and halls plainly furnished	Lobby and halls well decorated & furnished	Lobby and halls elaborately decorated and furnished
COST PER S.F. FLOOR AREA						
	Wood Siding on Wood	W.S. on W. Brk. W. Bear's	Brk. W. Bear, Brick F.P.	Brick Fireproof	Brick Fireproof	Brick Fireproof
2 STORY	1.39	2.11	2.61	3.35	4.38	
3 STORY	1.32	1.94	2.39	3.14	4.14	
4 STORY	1.26	1.88	2.35	3.08	4.05	
5 STORY			2.33	3.07	3.99	
6 STORY					5.03	6.14
10 STORY					5.06	6.25
15 STORY					5.39	6.32
					5.86	6.64
						7.33
						8.74
						8.88
						8.96
						9.40
						10.38

PRIVATE GARAGES GROUP R TYPE 6 : SPECIFICATIONS AND COSTS

ITEM	CLASS 1		CLASS 2		CLASS 3		CLASS 4		CLASS 5		CLASS 6	
WALL CONST.	Wood or corrugated iron siding		Wood siding		Wood siding or stucco on wood		Stucco on concrete block or tile		Wood siding or stucco on wood		Face brick on concrete block or tile	
FOUNDATION	Wood posts and sills		Walls built on concrete floor		Walls built on concrete floor		Separate concrete foundation		Separate concrete foundation		Separate concrete foundation	
ROOFING	Composition, plain surface		Composition slate surfaced		Wood shingle		Wood shingle		Asbestos shingle, slate or tile		Best asbestos shingle, slate or tile	
FLOORING	Cinder		Concrete		Concrete		Concrete		Concrete		Concrete	
INTERIOR FINISH	None		None		Walls and roof sealed		Walls painted		Walls & ceiling plastered and painted		Walls & ceiling plastered and painted	
DOORS AND WINDOWS	Plain swing doors No windows		Swing or sliding doors; small hinged sash		Swing or sliding doors; hinged sash; trimmed frames		Swing or sliding doors; hinged sash; trimmed frames		Patent doors, hand operated; casement or balanced sash		Patent doors, power operated; casement or balanced sash	
HEATING	None		None		None		None		Gas or steam		Gas or steam	
PLUMBING	None		None		Hose connection and floor drain		Hose connection and floor drain		Hose connection, floor drain, washstand, water closet		Hose connection, floor drain, washstand, water closet, shower	
LIGHTING	None		Open wiring		Armored cable		Armored cable		Wiring in conduit		Wiring in conduit	
	SIZE	S.F. COST	SIZE	S.F. COST	SIZE	S.F. COST	SIZE	S.F. COST	SIZE	S.F. COST	SIZE	S.F. COST
1 CAR	8x14 to 12x18	0.95	10x14 to 14x18	1.25	10x14 to 14x20	2.05	10x14 to 14x20	3.09	10x14 to 14x20	4.43	10x14 to 14x20	6.67
2 CAR	14x14 to 20x18	0.81	16x14 to 20x18	1.09	16x14 to 20x20	1.73	16x14 to 20x20	2.49	16x14 to 20x20	3.52	16x14 to 20x20	5.23
3 CAR	20x14 to 24x18	0.74	24x14 to 28x18	1.00	24x14 to 30x20	1.54	24x14 to 30x20	2.13	24x14 to 30x20	2.94	24x14 to 30x20	4.33
4 CAR	28x14 to 32x18	0.69	32x14 to 36x18	0.95	32x14 to 40x20	1.49	32x14 to 40x20	1.88	32x14 to 40x20	2.58	32x14 to 40x20	3.77

PRIVATE GARAGES WITH FULL HEIGHT SECOND FLOOR APARTMENT : GROUP R TYPE 7

SIZE	CLASS 3		CLASS 4		CLASS 5		CLASS 6	
	GARAGE: R6-3	APARTMENT: R1-3	GARAGE: R6-4	APARTMENT: R1-3	GARAGE: R6-5	APARTMENT: R1-3	GARAGE: R6-6	APARTMENT: R1-4
	TOTAL COST	PER SQUARE FOOT	TOTAL COST	PER SQUARE FOOT	TOTAL COST	PER SQUARE FOOT	TOTAL COST	PER SQUARE FOOT
20x20	2220	5.56	2390	5.97	2310	5.79	3420	8.54
24x20	2330	4.85	2610	5.44	2530	5.28	3740	7.80
30x20	2760	4.60	3140	5.23	3020	5.04	4530	7.56
30x30	3090	3.43	3760	4.18	3440	3.83	5430	6.03
36x20	2650	3.68	3270	4.54	2900	4.02	4710	6.54
36x30	3410	3.16	4160	3.85	3790	3.51	6000	5.96
45x30	3950	2.86	4820	3.49	4370	3.16	6950	5.04
46x40	4840	2.63	5870	3.19	5430	2.95	8480	4.61

ADJUSTMENTS FOR VARIATIONS FROM STANDARD SPECIFICATIONS.

ITEM	UNIT	CLASS 1	CLASS 2	CLASS 3	CLASS 4	CLASS 5	CLASS 6
BASEMENT deduction varies with size of building, wall construction and type of heating plant.		\$	\$	\$	\$	\$	\$
BASEMENT FLOOR; concrete	S. F. G. A.	0.15	0.03				
FLOORING; cheap hardwood	"	0.09					
good hardwood	"		0.15	0.07			
best hardwood	"				0.25		
HEATING; 1 story; warm-air	"	0.15					
steam	"		0.51	0.28			
2 story; warm air	"	0.20					
steam	"		0.76	0.41			
EXTRA FIREPLACES							
1 story blind	Each	40.00	40.00	50.00			
inside chimney	"	75.00	75.00	100.00	150.00	250.00	400.00
outside "	"			150.00	200.00	350.00	600.00
2 story inside chimney	"	100.00	100.00	150.00	200.00	300.00	500.00
outside "	"			225.00	300.00	450.00	800.00
ATTIC FINISH							
Matched board floor, walls and ceiling plastered	S. F. F. A.	0.64	0.60	0.52			
Hardwood floors, fully partitioned, walls and ceiling plastered	"			0.68	0.16		
PLUMBING (Extra)							
Bathroom complete	Each	160.00	200.00	400.00	650.00	1200.00	2000.00
Laundry tubs	"	35.00	40.00	50.00	60.00	75.00	100.00
Washroom, lavatory only	"			100.00	150.00	250.00	500.00
Water closet	"			150.00	200.00	300.00	500.00
Shower bath	"				200.00	300.00	500.00

S.F. G. A....per square foot of ground area S.F.F.A.... per square foot of floor area.

ADDITIONS FOR OPEN AND ENCLOSED PORCHES: PER SQUARE FOOT OF PORCH AREA.

TYPE	CONSTRUCTION	Area @ 30 sq. ft.		Area @ 150 sq.ft.		Area @ 300 sq.ft.	
		Ordinary	High Gr.	Ordinary	High Gr.	Ordinary	High Gr.
CLASS 1; Open top and sides	Wood	0.95	1.20	0.70	0.90	0.55	0.70
	Brick	2.50	3.70	1.30	1.90	0.95	1.45
CLASS 2; Roofed; open sides	Wood	1.40	1.80	1.15	1.50	1.05	1.35
with railing	Brick	2.90	4.35	1.75	2.65	1.45	2.15
CLASS 3; Roofed and glassed in	Wood	3.30	4.15	1.90	2.50	1.50	2.00
	Brick	5.20	7.20	2.50	3.70	2.05	3.05
CLASS 4; Roofed; permanent	Wood			2.70	3.50	2.10	2.70
sides; finished ins.	Brick			3.70	5.60	2.70	4.00
CLASS 5; Canopy only	Wood	0.45	0.65	0.50	0.70	0.50	0.70

APPENDIX C
TABLES OF COST
COMMERCIAL AND
INDUSTRIAL BUILDINGS

FORM NJTM-3

LOCAL TAX DIVISIONSTATE TAX DEPT. OF NEW JERSEYAPPRAISAL RECORD No.

MUNICIPALITY

No.

ST. AVE. RD.

NESW SIDE OF NESW COR. OF

FT.

FT.

TAX MAP

BLOCK

LOT

FT. FRONT

FT. DEPTH

STD. PRICE

#

APPRAISAL OF LAND

FT. STD. DEPTH

ITEM NO.	DESCRIPTION	FIGURE	DEPTH'D	DEPTH d	DEPTH FACTOR	SHAPE FACTOR	ADD FOR ALLEY, CLZ, ETC. ITEM	INCREMENT	EQUIV. FT.	VALUE IN #	
1											
2											
3											
4											
5											
6	INSPECTED BY COMPUTED BY	DATE	TOTAL LAND								

APPRAISAL OF IMPROVEMENTS

ITEM NO.	DESCRIPTION	REFERENCE TO MANUAL			HEIGHT		BASMT. AREA	YEAR		CONDITION		
		GROUP	TYPE	CLASS	STORIES	FT.		BUILT	REMODEL.			
7												
8												
9												
10												
11												
12												
	LIST OF UNITS COMPUTED	WIDTH	LENGTH	QUANTITY	UNIT PRICE	REP. COST NEW	% COND.	DEPREC. VALUE				
13												
14												
15												
16												
17												
18												
19												
20												
21												
22												
23												
24	INSPECTED BY COMPUTED BY	DATE	TOTAL IMPROVEMENTS									
25	TOTAL LAND AND IMPROVEMENTS											

SALES, LEASES, BUILDING PERMITS, APPRAISALS, ETC.

REF. No.	DATE	AUTHORITY	NATURE OF TRANSACTION	INDICATED VALUE		
				LAND	IMPTS.	TOTAL
27						
28						
29						

COMPARISON FOR EQUALIZATION

1	2	3	4	5	6	7	7 ÷ 6
REF. No.	YEAR	REMARKS	STATE TAX DEPARTMENT			ASSESSMENT	% ASSESSED
			TEMTATIVE	ADJUSTMENT	FINAL		
30							
31							
32							
33							

ITEMS NOT INCLUDED IN STANDARD COMMERCIAL BUILDINGS							
TO BE RECORDED AND PRICED BELOW				GROUP		TYPE	
SKETCH OUTLINE OF BUILDINGS HERE				NO.	DESCRIPTION	NO.	DESCRIPTION
				C 1	SHEDS	1	Wood or metal-clad on light frame
							2B
				C 2	MILL-TYPE	1	Wood or metal-clad; steel frame, medium loading
					1 STORY	3B	Steel frame. Brick walls wood roof
				C 3	MFG. or STORAGE	1	Wood or metal-clad, heavy frame; wood roof
					1 STORY	2B	Wall-bearing. Brick walls, wood roof
						3B	Steel frame. Brick walls, wood roof
						4B	Fireproof. Brick walls, concrete floors and roof
				C 4	MFG. or STORAGE	1	Wood construction. Plain finish; medium floor loads
					MULTI-STORY	2B	Wall-bearing. Brick walls, wood floors and roof
						3B-1	Steel frame. Brick walls, wood floors and roof
						3B-2	Same as 3B1, but heavier and better construction
						4B	Fireproof. Brick walls concrete floors and roof
HEATING NOT INCL. IN GROUPS 1 to 4							
				C 5	STORES	1	Wood construction; sealed inside; plain finish
						2A	Wall-bearing. Tile or block walls; wood floors and roof
						2B	Wall-bearing. Brick walls, wood floors and roof
						3B	Steel frame. Brick walls, wood floors and roof
						4B	Fireproof. Brick walls, concrete floors and roof
PLUMBING NOT INCL. IN GROUPS 1 to 4							
				C 6	STORES WITH	1	Wood construction; plain finish throughout
					OFFICES ABOVE	2A	Wall-bearing. Tile or block walls; wood floors and roof
						2B	Wall-bearing. Brick walls wood floors and roof
						3B	Steel frame. Brick walls, wood floors and roof
						4B	Fireproof. Brick walls, concrete floors and roof
PARTITIONS NOT INCL. IN GROUPS 1 to 5							
				C 7	STORES WITH	1	Wood construction; plain finish throughout
					APARTMENTS ABOVE	2A	Wall-bearing. Tile or block walls; wood floors and roof
						2B	Wall-bearing. Brick walls, wood floors and roof
						3B	Steel frame. Brick walls, Wood floors and roof
						4B	Fireproof. Brick walls, concrete floors and roof
ELEVATORS INCL. IN ALL GROUPS, ABOVE 3 STORY							
				C 8	OFFICE BUILDINGS	2B	Wall-bearing. Brick walls, wood floors and roof; plain
						4B-1	Fireproof. Brick walls, plain finish throughout
						4B-2	Fireproof. Brick walls, better finish and equipment
SPRINKLERS NOT INCL. IN ANY GROUP							
				C 9	HOTELS	1-1	Wood construction. Plain finish; minimum equipment
						1-2	Wood construction. Well finished; good equipment
						2B	Wall-bearing. Brick walls, wood interior; plain finish
						4B-1	Fireproof. Brick walls, plain finish and equipment
						4B-2	Fireproof. Brick walls, expensive finish and equipmt.
MISCELLANEOUS							
TOTAL ADDITIONS TO STD. BLDG.							

FORM NO. 113C

APPENDIX C SCHEDULE AND INDEX OF COMMERCIAL BUILDINGS

GROUP		TYPE OF CONSTRUCTION		BASEMENT		STANDARD HEIGHTS		PAGE
NO.	DESCRIPTION	NO.	DESCRIPTION	FULL	NAME	NO. STORIES	FLOOR SPC.	REFERENCE
C 1	SHEDS	1	Wood or metal-clad on light frame		*	1	10-14-20	146
		2B	Wall-bearing. Brick walls, wood floors and roof		*	1	10-14-20	147
C 2	MILL-TYPE 1 STORY	1	Wood or metal-clad; steel frame, medium loading		*	1	20-30-40	148
		3B	Steel frame. Brick walls, wood roof		*	1	20-30-40	149
C 3	MFG. or STORAGE 1 STORY	1	Wood or metal-clad, heavy frame; wood roof		*	1	12-16-20	150
		2B	Wall-bearing. Brick walls, wood roof		*	1	12-16-20	151
		3B	Steel frame. Brick walls, wood roof		*	1	12-16-20	152
		4B	Fireproof. Brick walls, concrete floors and roof		*	1	12-16-20	153
C 4	MFG. or STORAGE MULTI-STORY	1	Wood construction. Plain finish; medium floor loads	*	*	2-5	10-12	154
		2B	Wall-bearing. Brick walls, wood floors and roof	*	*	2 to 6	10-12	155
		3B1	Steel frame. Brick walls, wood floors and roof	*	*	2 to 6	12-14	156
		3B2	Same as 3B1, but heavier and better construction	*	*	2 to 6	12-14	157
		4B	Fireproof. Brick walls, concrete floors and roof	*	*	2 to 6	12-14	158
C 5	STORES	1	Wood construction; sealed inside; plain finish	*	*	1 to 3	10-12-14	159
		2A	Wall-bearing. Tile or block walls; wood floors and roof	*	*	1 to 3	10-12-14	160
		2B	Wall-bearing. Brick walls, wood floors and roof	*	*	1 to 5	10-12-14	161
		3B	Steel frame. Brick walls, wood floors and roof	*	*	2 to 6	10-12-14	162
		4B	Fireproof. Brick walls, concrete floors and roof	*	*	4 to 12	10-12-14	163
C 6	STORES WITH OFFICES ABOVE	1	Wood construction; plain finish throughout	*	*	2 to 4	10-12-14	164
		2A	Wall-bearing. Tile or block walls; wood floors and roof	*	*	2-3	10-12-14	165
		2B	Wall-bearing. Brick walls, wood floors and roof	*	*	2 to 4	10-12-14	166
		3B	Steel frame. Brick walls, wood floors and roof	*	*	2 to 4	10-12-14	167
		4B	Fireproof. Brick walls, concrete floors and roof	*	*	2 to 4	10-12-14	168
C 7	STORES WITH APARTMENTS ABOVE	1	Wood construction; plain finish throughout	*	*	2 to 4	10-12	169
		2A	Wall-bearing. Tile or block walls; wood floors and roof	*	*	2-3	10-12-14	170
		2B	Wall-bearing. Brick walls, wood floors and roof	*	*	2 to 4	10-12-14	171
		3B	Steel frame. Brick walls, wood floors and roof	*	*	2 to 4	10-12-14	172
		4B	Fireproof. Brick walls, concrete floors and roof	*	*	2 to 4	10-12-14	173
C 8	OFFICE BUILDINGS	2B	Wall-bearing. Brick walls, wood floors and roof; plain	*	*	1 to 6	10-12-14	174
		4B1	Fireproof. Brick walls, plain finish throughout	*	*	6 to 22	10-12-14	175
		4B2	Fireproof. Brick walls. Better finish and equipment	*	*	8 to 75	10-12-14	176
C 9	HOTELS	1-1	Wood construction. Plain finish; minimum equipment	*	*	2 to 5	10-12-14	177
		1-2	Wood construction. Well finished; good equipment	*	*	2 to 5	10-12-14	178
		2B	Wall-bearing. Brick walls, wood interior; plain finish	*	*	2 to 5	10-12-14	179
		4B1	Fireproof. Brick walls. Plain finish and equipment	*	*	6 to 22	10-12-14	180
		4B2	Fireproof. Brick walls. Expensive finish and equipmt.	*	*	8 to 50	10-12-14	181
ALL TABLE OF PRICES FOR VARIATIONS FROM STANDARDS								182

SPECIFICATIONS FOR
GROUP C 1 TYPE 1
SHEDS—WOOD OR METAL-CLAD WALLS

Foundation	Light masonry piers
Walls	Common wood siding or corrugated iron on wood studding or light structural steel
Roof	Good composition roofing on wood sheathing and rafters, or corrugated iron on light trusses
Floors	Cheap wood flooring on wood joists, or light concrete floor
Exterior Finish	Cheap paint
Interior Finish	Sealed with cheap sheathing
Lighting	Minimum; open wiring
Heating	None
Plumbing	None
Miscellaneous	None

UNIT COST OF REPRODUCTION NEW IN \$					
UNIT	STORY	WALL HEIGHT	10	14	20
L.F.	PERIMETER		1.51	1.95	2.63
S.F.	GROUND AREA		.42	.43	.45
S.F.	Add for Heating		.15	.16	.21

SPECIFICATIONS FOR
GROUP C 1 TYPE 2 B
SHEDS—WALL BEARING CONSTRUCTION—BRICK WALLS

Foundation	Light stone or concrete masonry wall
Walls	Common brick
Roof	Good composition roofing on wood sheathing; light framing and posts, or trusses
Floors	Cheap wood flooring on wood joists, or light concrete floor
Exterior Finish	None
Interior Finish	None
Lighting	Minimum; open wiring
Heating	None
Plumbing	None
Miscellaneous	None

UNIT COST OF REPRODUCTION NEW IN \$					
UNIT	STORY	WALL HEIGHT	10	14	20
L.F.	PERIMETER		10.10	12.85	17.80
S.F.	GROUND AREA		.48	.49	.51
S.F.	Add for Heating		.15	.18	.21

SPECIFICATIONS FOR
GROUP C 2 **TYPE 1**
MILL TYPE—1 STORY—STEEL FRAME—WOOD OR METAL-CLAD WALLS

Foundation	Concrete walls and interior piers
Walls	Corrugated iron, or wood, on steel frame with crane runway for medium loads
Roof	Corrugated iron on steel trusses
Floors	Concrete
Exterior Finish	None
Interior Finish	None
Lighting	Normal amount; conduit wiring
Heating	None
Plumbing	None
Miscellaneous	None

<i>UNIT COST OF REPRODUCTION NEW IN \$</i>					
<i>UNIT</i>	<i>1 STORY</i>	<i>WALL HEIGHT</i>	<i>20</i>	<i>30</i>	<i>40</i>
<i>L.F.</i>	<i>Foundation</i>		<i>2.90</i>	<i>2.90</i>	<i>2.90</i>
<i>L.F.</i>	<i>Steel frame</i>		<i>14.00</i>	<i>28.50</i>	<i>48.00</i>
<i>L.F.</i>	<i>Wall panel</i>		<i>1.80</i>	<i>2.70</i>	<i>3.60</i>
<i>L.F.</i>	<i>TOTAL PERIMETER</i>		<i>18.70</i>	<i>34.10</i>	<i>54.50</i>
<i>S.F.</i>	<i>GROUND AREA</i>		<i>.68</i>	<i>.69</i>	<i>.71</i>
<i>S.F.</i>	<i>Add for Heating</i>		<i>.20</i>	<i>.24</i>	<i>.28</i>

SPECIFICATIONS FOR
 GROUP C 2 TYPE 3 B
 MILL TYPE—1 STORY—STEEL FRAME—BRICK WALLS

Foundation	Concrete walls and interior piers
Walls	Brick curtain walls; steel frame with crane runway for medium loads
Roof	Corrugated iron on steel trusses
Floors	Concrete
Exterior Finish	None
Interior Finish	None
Lighting	Normal amount; conduit wiring
Heating	None
Plumbing	None
Miscellaneous	None

UNIT COST OF REPRODUCTION NEW IN \$					
UNIT	1 STORY	WALL WEIGHT	20	30	40
L.F.	Foundation		3.75	4.30	6.75
L.F.	Steel frame		14.00	28.50	48.00
L.F.	Wall panel		19.00	41.00	54.75
L.F.	TOTAL PERIMETER		36.75	73.90	108.50
S.F.	GROUND AREA		.74	.75	.77
S.F.	Add for Heating		.20	.24	.28

MFG. OR STORAGE—1 STORY—HEAVY FRAME—WOOD OR METAL-CLAD WALLS

Foundation	Stone or concrete masonry walls and interior piers
Walls	Good wood siding or protected metal on wood or steel frame
Roof	Good composition or equivalent roofing, on wood, or steel framing
Floors	Substantial concrete or equivalent
Exterior Finish	Well painted ; small amount of trim
Interior Finish	Sheathed or plastered, and painted
Lighting	Normal amount ; open wiring
Heating	None
Plumbing	None
Miscellaneous	None

UNIT COST OF REPRODUCTION NEW IN \$					
UNIT	STORY	WALL WEIGHT	12	16	20
L.F.	PERIMETER		8.50	10.40	12.40
S.F.	GROUND AREA		.65	.67	.70
S.F.	Add for Hoisting		.30	.35	.40

SPECIFICATIONS FOR
GROUP C 3 TYPE 2 B
MFG. OR STORAGE—1 STORY—WALL BEARING—BRICK WALLS

Foundation	Stone or concrete masonry walls and interior piers
Walls	Common brick, well laid
Roof	Good composition or equivalent roofing, on wood or steel framing
Floors	Substantial concrete or equivalent
Exterior Finish	Small amount of trim
Interior Finish	Plastered and painted
Lighting	Normal amount; open wiring
Heating	None
Plumbing	None
Miscellaneous	None

<i>UNIT COST OF REPRODUCTION NEW IN \$</i>					
<i>UNIT</i>	<i>STORY</i>	<i>WALL HEIGHT</i>	<i>12</i>	<i>16</i>	<i>20</i>
<i>L.F.</i>	<i>PERIMETER</i>		<i>15.70</i>	<i>20.00</i>	<i>24.30</i>
<i>S.F.</i>	<i>GROUND AREA</i>		<i>.65</i>	<i>.67</i>	<i>.70</i>
<i>S.F.</i>	<i>Add for Heating</i>		<i>.25</i>	<i>.30</i>	<i>.35</i>

SPECIFICATIONS FOR
GROUP C 3 **TYPE 3 B**
MFG. OR STORAGE—1 STORY—STEEL FRAME—BRICK WALLS

Foundation	Stone or concrete masonry walls and interior piers
Walls	Brick curtain walls; steel frame
Roof	Good composition or equivalent roofing on wood or steel framing
Floors	Substantial concrete or equivalent
Exterior Finish	Small amount of trim
Interior Finish	Plastered and painted
Lighting	Normal amount; conduit wiring
Heating	None
Plumbing	None
Miscellaneous	None

<i>UNIT COST OF REPRODUCTION NEW IN \$</i>					
<i>UNIT</i>	<i>STORY</i>	<i>WALL HEIGHT</i>	<i>12</i>	<i>16</i>	<i>20</i>
<i>L.F.</i>	<i>PERIMETER</i>		<i>19.65</i>	<i>26.00</i>	<i>32.50</i>
<i>S.F.</i>	<i>GROUND AREA</i>		<i>.90</i>	<i>.90</i>	<i>.90</i>
<i>S.F.</i>	<i>Add for Heating</i>		<i>.25</i>	<i>.30</i>	<i>.35</i>

MFG. OR STORAGE—1 STORY—FIREPROOF—BRICK WALLS

Foundation	Stone or concrete masonry walls and interior piers
Walls	Brick or concrete curtain walls; fireproofed steel or reinforced concrete frame
Roof	Built-up roofing on concrete slab or equivalent
Floors	Substantial concrete or equivalent
Exterior Finish	None
Interior Finish	Plastered and painted
Lighting	Normal amount; conduit wiring
Heating	None
Plumbing	None
Miscellaneous	None

UNIT COST OF REPRODUCTION NEW IN \$					
UNIT	STORY	WALL HEIGHT	12	16	20
L.F.	PERIMETER		12.20	17.50	22.80
S.F.	GROUND AREA		1.20	1.20	1.20
S.F.	Add for Heating		0.25	0.30	0.35

The perimeter prices above are for 8" walls;
for 12" walls, as in Type 3-B, use

L.F.	PERIMETER	20.00	26.50	33.20
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SPECIFICATIONS FOR
GROUP C 4 **TYPE 1**
MFG. OR STORAGE—MULTI-STORY—WOOD CONSTRUCTION

Foundation	Stone or concrete masonry walls and interior piers
Walls	Wood siding and sheathing on good wood frame
Roof	Good built-up roofing or equivalent on wood deck
Floors	Medium wood flooring on wood deck
Exterior Finish	Small amount of trim, and paint
Interior Finish	Plaster or wall-board, painted
Lighting	Normal amount; open wiring
Heating	None
Plumbing	None
Miscellaneous	None

<i>UNIT COST OF REPRODUCTION NEW IN DOLLARS</i>							
<i>UNIT</i>	<i>2 STORY</i>	<i>WITH BASEMENT</i>			<i>WITHOUT BASEMENT</i>		
	<i>ITEM</i>	<i>FLOOR SYSTEMS</i>	<i>10</i>	<i>12</i>	<i>10</i>	<i>12</i>	
<i>L.F.</i>	<i>PERIMETER</i>		16.60	19.80	14.60	17.80	
<i>S.F.</i>	<i>GROUND AREA</i>		4.10	4.20	3.60	3.60	
<i>S.F.</i>	<i>Add for Heating</i>		.60	.65	.60	.65	
	<i>3 STORY</i>						
<i>L.F.</i>	<i>PERIMETER</i>		20.70	24.00	16.60	21.80	
<i>S.F.</i>	<i>GROUND AREA</i>		5.30	5.40	4.65	4.75	
<i>S.F.</i>	<i>Add for Heating</i>		.80	.90	.80	.90	
	<i>STORY</i>						
<i>L.F.</i>	<i>PERIMETER</i>						
<i>S.F.</i>	<i>GROUND AREA</i>						
<i>S.F.</i>	<i>Add for Heating</i>						
	<i>STORY</i>						
<i>L.F.</i>	<i>PERIMETER</i>						
<i>S.F.</i>	<i>GROUND AREA</i>						
<i>S.F.</i>	<i>Add for Heating</i>						
	<i>STORY</i>						
<i>L.F.</i>	<i>PERIMETER</i>						
<i>S.F.</i>	<i>GROUND AREA</i>						
<i>S.F.</i>	<i>Add for Heating</i>						

SPECIFICATIONS FOR
GROUP C 4 **TYPE 2 B**
MFG. OR STORAGE—MULTI-STORY—WALL BEARING, BRICK—WOOD FLOORS

Foundation	Stone or concrete masonry walls and interior piers
Walls	Common brick, pilastered ; well-laid
Roof	Good built-up roofing or equivalent on wood deck
Floors	Medium wood flooring on wood deck
Exterior Finish	Small amount of trim
Interior Finish	Walls painted ; ceilings plastered and painted
Lighting	Normal amount ; conduit wiring
Heating	None
Plumbing	None
Miscellaneous	Freight elevator for 4, 5 and 6 story buildings

UNIT COST OF REPRODUCTION NEW IN DOLLARS							
UNIT	2 STORY		WITH BASEMENT			WITHOUT BASEMENT	
	ITEM	FLOOR SALVAGE	10	12		10	12
L.F.	PERIMETER		28.40	32.40		26.00	30.00
S.F.	GROUND AREA		2.30	2.35		1.75	1.80
S.F.	Add for Heating		.60	.65		.60	.65
	3 STORY						
L.F.	PERIMETER		40.00	46.25		37.40	43.65
S.F.	GROUND AREA		2.95	3.00		2.40	2.45
S.F.	Add for Heating		.90	.95		.80	.85
	4 STORY						
L.F.	PERIMETER		57.50	66.70		54.00	63.20
S.F.	GROUND AREA		4.45	4.50		3.90	3.95
S.F.	Add for Heating		1.20	1.25		1.20	1.25
	Incl. elevator						
	5 STORY						
L.F.	PERIMETER		70.50	82.20		67.00	78.70
S.F.	GROUND AREA		5.45	5.50		4.90	4.95
S.F.	Add for Heating		1.40	1.50		1.40	1.50
	Incl. elevator						
	6 STORY						
L.F.	PERIMETER		86.00	101.00		82.00	97.00
S.F.	GROUND AREA		6.80	6.40		5.75	5.85
S.F.	Add for Heating		1.80	1.70		1.60	1.70

SPECIFICATIONS FOR
GROUP C 4 **TYPE 3 B-1**
MFG. OR STORAGE—MULTI-STORY—STEEL FRAME—BRICK WALLS—
FOR MEDIUM FLOOR LOADS

Foundation	Stone or concrete masonry walls and interior piers
Walls	Brick veneered tile curtain walls; steel frame
Roof	Good built-up roofing or equivalent on wood deck
Floors	Good grade wood flooring on T & G sub-floor
Exterior Finish	Small amount of trim
Interior Finish	Plastered and painted
Lighting	Normal amount; conduit wiring
Heating	None
Plumbing	None
Miscellaneous	Freight elevator for 4, 5 and 6 story buildings

UNIT COST OF REPRODUCTION NEW IN DOLLARS							
UNIT	2 STORY		WITH BASEMENT			WITHOUT BASEMENT	
	ITEM	FLOOR SLABING	12	14		12	14
L.F.	PERIMETER		32.00	36.30		29.70	34.00
S.F.	GROUND AREA		2.90	2.91		2.40	2.41
S.F.	Add for Heating		.60	.65		.60	.65
	3 STORY						
L.F.	PERIMETER		44.40	50.70		42.10	48.40
S.F.	GROUND AREA		3.81	3.82		3.31	3.32
S.F.	Add for Heating		.90	.95		.90	.95
	4 STORY						
L.F.	PERIMETER		57.30	66.60		54.90	64.10
S.F.	GROUND AREA		5.40	5.41		4.90	4.91
S.F.	Add for Heating		1.20	1.25		1.20	1.25
	Incl. elevator						
	5 STORY						
L.F.	PERIMETER		70.60	81.20		68.00	78.70
S.F.	GROUND AREA		6.35	6.38		5.88	5.88
S.F.	Add for Heating		1.40	1.60		1.40	1.60
	Incl. elevator						
	6 STORY						
L.F.	PERIMETER		83.60	96.50		81.00	94.00
S.F.	GROUND AREA		7.50	7.55		7.00	7.05
S.F.	Add for Heating		1.60	1.70		1.60	1.70

SPECIFICATIONS FOR
 GROUP C 4 TYPE 3 B-2
 MFG. OR STORAGE—MULTI-STORY—STEEL FRAME—BRICK WALLS—
 WOOD FLOORS—FOR HEAVY FLOOR LOADS

Foundation	Stone or concrete masonry walls and interior piers
Walls	Brick veneered tile curtain walls; steel frame
Roof	Good built-up or equivalent roofing on wood deck
Floors	Good grade wood flooring on T & G sub-floor
Exterior Finish	Small amount of trim
Interior Finish	Plastered and painted
Lighting	Normal amount; conduit wiring
Heating	None
Plumbing	None
Miscellaneous	Freight elevator for 4, 5 and 6 story buildings

UNIT COST OF REPRODUCTION NEW IN DOLLARS							
UNIT	2 STORY		WITH BASEMENT		WITHOUT BASEMENT		
	ITEM	FLOOR SAVINGS	12	14	12	14	
L.F.	PERIMETER		36.40	40.30	32.60	37.60	
S.F.	GROUND AREA		3.56	3.58	3.02	3.04	
S.F.	Add for Heating		.60	.65	.60	.65	
	3 STORY						
L.F.	PERIMETER		48.10	56.40	48.10	53.40	
S.F.	GROUND AREA		4.80	4.82	4.26	4.28	
S.F.	Add for Heating		.90	.95	.90	.95	
	4 STORY						
L.F.	PERIMETER		63.80	75.00	60.50	71.70	
S.F.	GROUND AREA		6.70	6.74	6.16	6.20	
S.F.	Add for Heating		1.20	1.25	1.20	1.25	
	Incl. elevator						
	5 STORY						
L.F.	PERIMETER		79.60	92.20	75.00	88.70	
S.F.	GROUND AREA		8.06	8.10	7.50	7.58	
S.F.	Add for Heating		1.40	1.50	1.40	1.50	
	Incl. elevators						
	6 STORY						
L.F.	PERIMETER		94.00	110.00	90.00	106.00	
S.F.	GROUND AREA		9.50	9.55	8.95	9.00	
S.F.	Add for Heating		1.60	1.70	1.60	1.70	

SPECIFICATIONS FOR
GROUP C 4 TYPE 4 B
MFG. OR STORAGE—MULTI-STORY—FIREPROOF—BRICK WALLS—
FOR HEAVY FLOOR LOADS—CONCRETE FLOORS

Foundation	Concrete walls and interior piers
Walls	Brick, veneered tile or concrete curtain walls; fireproofed steel or reinforced concrete frame
Roof	Good built-up roofing on concrete slab
Floors	Concrete slab, with cement finish
Exterior Finish	None
Interior Finish	Plastered and painted
Lighting	Normal amount; conduit wiring
Heating	None
Plumbing	None
Miscellaneous	Freight elevator for 4, 5 and 6 story buildings

UNIT COST OF REPRODUCTION NEW IN DOLLARS							
UNIT	2 STORY		WITH BASEMENT		WITHOUT BASEMENT		
	ITEM	FLOOR SAVINGS	12	14	12	14	
L.F.	PERIMETER		35.50	39.80	32.60	36.90	
S.F.	GROUND AREA		5.45	5.48	4.87	4.90	
S.F.	Add for Heating		.60	.65	.60	.65	
3 STORY							
L.F.	PERIMETER		48.90	55.20	45.80	52.10	
S.F.	GROUND AREA		7.42	7.47	6.84	6.89	
S.F.	Add for Heating		.90	.95	.90	.95	
4 STORY							
L.F.	PERIMETER		62.90	72.10	59.60	68.90	
S.F.	GROUND AREA		10.03	10.10	9.45	9.52	
S.F.	Add for Heating		1.20	1.25	1.20	1.25	
	Incl. elevator						
5 STORY							
L.F.	PERIMETER		77.60	88.30	73.90	84.60	
S.F.	GROUND AREA		12.16	12.25	11.56	11.65	
S.F.	Add for Heating		1.40	1.50	1.40	1.50	
	Incl. elevator						
6 STORY							
L.F.	PERIMETER		96.00	108.00	92.30	104.30	
S.F.	GROUND AREA		14.40	14.50	13.80	13.90	
S.F.	Add for Heating		1.60	1.70	1.60	1.70	

SPECIFICATIONS FOR
GROUP C 5 **TYPE 1**
STORES—WOOD CONSTRUCTION—PLAIN FINISH

Foundation	Stone or concrete masonry walls and interior piers
Walls	Wood siding on wood sheathing and frame
Roof	Composition or shingle roofing on wood deck
Floors	Good wood flooring on sub-floor
Exterior Finish	Medium grade store fronts and some trim
Interior Finish	Medium amount and grade of trim, well finished
Lighting	Normal amount; knob and tube wiring
Heating	Steam heating: to be added, as below
Plumbing	Normal amount; medium grade fixtures
Miscellaneous	Store front figured for 15 per cent of ground floor walls

UNIT COST OF REPRODUCTION NEW IN DOLLARS								
UNIT	1 STORY		WITH BASEMENT			WITHOUT BASEMENT		
	ITEM	FLOOR SAILING	10	12	14	10	12	14
L.F.	PERIMETER		11.70	12.90	14.20	9.90	11.10	12.40
S.F.	GROUND AREA		1.68	1.69	1.71	1.21	1.22	1.24
S.F.	Add for Heating		.35	.38	.41	.35	.38	.41
	Incl. plumbing							
2 STORY								
L.F.	PERIMETER		16.40	18.60	21.00	14.60	16.80	19.20
S.F.	GROUND AREA		2.39	2.43	2.48	1.91	1.95	2.00
S.F.	Add for Heating		.70	.76	.82	.70	.76	.82
	Incl. plumbing							
3 STORY								
L.F.	PERIMETER		21.10	24.20	27.30	19.10	22.20	25.30
S.F.	GROUND AREA		3.29	3.53	3.59	2.80	2.84	2.90
S.F.	Add for Heating		1.05	1.14	1.23	1.05	1.14	1.23
	Incl. plumbing							
STORY								
L.F.	PERIMETER							
S.F.	GROUND AREA							
S.F.	Add for Heating							
STORY								
L.F.	PERIMETER							
S.F.	GROUND AREA							
S.F.	Add for Heating							

SPECIFICATIONS FOR
GROUP C 5 TYPE 2 A
STORES—WALL BEARING—TILE OR CONCRETE BLOCK WALLS—WOOD FLOORS

Foundation	Stone or concrete block walls and interior piers
Walls	Concrete or cinder block, or tile; stucco finish
Roof	Built-up roofing on wood deck
Floors	Good wood flooring on wood sub-floor
Exterior Finish	Good store fronts and some trim
Interior Finish	Fair amount and good grade of trim, well finished
Lighting	Normal amount; conduit wiring
Heating	Steam heating: to be added, as below
Plumbing	Normal amount; medium grade fixtures
Miscellaneous	Store front figured for 15 per cent of ground floor walls

UNIT COST OF REPRODUCTION NEW IN DOLLARS								
UNIT	1 STORY		WITH BASEMENT			WITHOUT BASEMENT		
	ITEM	FLOOR SPACING	10	12	14	10	12	14
L.F.	PERIMETER		14.30	15.90	17.60	12.50	14.10	15.80
S.F.	GROUND AREA		1.68	1.69	1.71	1.21	1.22	1.24
S.F.	Add for Heating		.35	.38	.41	.35	.38	.41
	Incl. plumbing							
	2 STORY							
L.F.	PERIMETER		23.20	26.40	29.80	21.80	24.40	27.80
S.F.	GROUND AREA		2.39	2.43	2.48	1.91	1.95	2.00
S.F.	Add for Heating		.70	.76	.82	.70	.76	.82
	Incl. plumbing							
	3 STORY							
L.F.	PERIMETER		31.40	36.50	41.80	29.40	34.50	39.70
S.F.	GROUND AREA		3.29	3.33	3.39	2.80	2.84	2.90
S.F.	Add for Heating		1.06	1.14	1.23	1.05	1.14	1.23
	Incl. plumbing							
	STORY							
L.F.	PERIMETER							
S.F.	GROUND AREA							
S.F.	Add for Heating							
	STORY							
L.F.	PERIMETER							
S.F.	GROUND AREA							
S.F.	Add for Heating							

SPECIFICATIONS FOR
 GROUP C 5 TYPE 2 B
 STORES—WALL BEARING—BRICK WALLS—WOOD FLOORS

Foundation	Stone or concrete masonry walls and interior piers
Walls	Common brick, well laid
Roof	Built-up roofing on wood deck
Floors	Good wood flooring on wood sub-floor and deck
Exterior Finish	Good store fronts figured for 15 per cent of ground floor walls. Some trim
Interior Finish	Fair amount and good grade of trim, well finished
Lighting	Normal amount; conduit wiring
Heating	Steam heating: to be added, as below
Plumbing	Normal amount; medium grade fixtures
Miscellaneous	Elevators included for 4, 5 and 6 story buildings

UNIT COST OF REPRODUCTION NEW IN DOLLARS								
UNIT	1 STORY		WITH BASEMENT			WITHOUT BASEMENT		
	ITEM	FLOOR SPACING	10	12	14	10	12	14
L.F.	PERIMETER		17.50	19.50	21.50	15.60	17.60	19.60
S.F.	GROUND AREA		1.73	1.74	1.76	1.26	1.27	1.29
S.F.	Add for Heating		.35	.38	.41	.35	.38	.41
	Incl. plumbing							
2 STORY								
L.F.	PERIMETER		29.80	34.10	38.30	27.20	31.50	35.70
S.F.	GROUND AREA		2.49	2.53	2.58	2.02	2.06	2.11
S.F.	Add for Heating		.70	.76	.82	.70	.76	.82
	Incl. plumbing							
3 STORY								
L.F.	PERIMETER		41.70	48.40	55.10	39.10	45.80	52.70
S.F.	GROUND AREA		3.44	3.48	3.54	2.93	3.00	3.05
S.F.	Add for Heating		1.05	1.14	1.23	1.05	1.14	1.23
	Incl. plumbing							
4 STORY								
L.F.	PERIMETER		59.00	68.80	78.70	55.60	65.40	75.30
S.F.	GROUND AREA		4.72	4.78	4.85	4.22	4.28	4.35
S.F.	Add for Heating		1.40	1.52	1.64	1.40	1.42	1.64
	Incl. plbg. & elev.							
5 STORY								
L.F.	PERIMETER		73.60	86.10	98.60	70.20	82.70	95.20
S.F.	GROUND AREA		5.88	5.94	6.00	5.38	5.44	5.50
S.F.	Add for Heating		1.75	1.90	2.05	1.75	1.90	2.05

SPECIFICATIONS FOR
GROUP C 5 TYPE 3 B
STORES—STEEL FRAME—BRICK WALLS—WOOD FLOORS AND ROOF

Foundation	Concrete walls and interior piers
Walls	Brick veneered tile curtain walls; steel frame
Roof	Built-up roofing on wood deck
Floors	Good wood flooring on wood sub-floor and steel beams
Exterior Finish	Good store fronts figured for 15 per cent of ground floor walls; some trim
Interior Finish	Fair amount and good grade of trim, well finished
Lighting	Normal amount; conduit wiring
Heating	Steam heating: to be added, as below
Plumbing	Normal amount; medium grade fixtures
Miscellaneous	Elevators included for 4, 5 and 6 story buildings

UNIT COST OF REPRODUCTION NEW IN DOLLARS								
	2 STORY		WITH BASEMENT			WITHOUT BASEMENT		
UNIT	ITEM	FLOOR SPACING	10	12	14	10	12	14
L.F.	PERIMETER		28.80	32.90	37.40	26.60	30.70	35.20
S.F.	GROUND AREA		3.40	3.41	3.42	2.87	2.88	2.89
S.F.	Add for Heating		.70	.76	.82	.70	.76	.82
	Incl. plumbing							
	3 STORY							
L.F.	PERIMETER		38.90	45.40	52.10	36.60	43.10	49.30
S.F.	GROUND AREA		4.53	4.54	4.55	4.00	4.01	4.02
S.F.	Add for Heating		1.05	1.14	1.23	1.05	1.14	1.23
	Incl. plumbing							
	4 STORY							
L.F.	PERIMETER		49.80	58.30	67.50	47.40	55.90	65.10
S.F.	GROUND AREA		6.36	6.38	6.40	5.83	5.85	5.87
S.F.	Add for Heating		1.40	1.52	1.64	1.40	1.52	1.64
	Incl. plbg. & elev.							
	5 STORY							
L.F.	PERIMETER		61.00	71.70	83.00	58.80	69.20	80.50
S.F.	GROUND AREA		7.62	7.64	7.66	7.09	7.11	7.13
S.F.	Add for Heating		1.75	1.90	2.05	1.75	1.90	2.05
	Incl. plbg. & elev.							
	6 STORY							
L.F.	PERIMETER		71.70	83.70	98.20	69.20	81.20	95.60
S.F.	GROUND AREA		9.00	9.02	9.05	8.48	8.46	8.48
S.F.	Add for Heating		2.00	2.15	2.25	2.00	2.15	2.25

SPECIFICATIONS FOR
GROUP C 5 TYPE 4 B
STORES—FIREPROOF—BRICK WALLS—CONCRETE FLOORS AND ROOF

Foundation	Concrete walls and interior piers
Walls	Brick veneered tile or concrete curtain walls; fireproofed steel or reinforced concrete frame
Roof	Built-up roofing on concrete slab
Floors	Good wood flooring on cinder fill and sleepers
Exterior Finish	Good store fronts figured for 15 per cent of ground floor walls; some trim
Interior Finish	Fair amount and good grade of trim, well finished
Lighting	Normal amount; conduit wiring
Heating	Steam heating: to be added, as below
Plumbing	Normal amount; medium grade fixtures
Miscellaneous	Elevators included

UNIT COST OF REPRODUCTION NEW IN DOLLARS								
UNIT	STORY	ITEM	WITH BASEMENT			WITHOUT BASEMENT		
			10	12	14	10	12	14
L.F.	PERIMETER		73.50	84.50	95.50	69.50	80.50	91.50
S.F.	GROUND AREA		18.02	12.09	12.16	11.40	11.47	11.54
S.F.	Add for Heating		1.40	1.52	1.64	1.40	1.52	1.64
	8 STORY							
L.F.	PERIMETER		102.70	120.70	138.70	98.30	116.00	133.70
S.F.	GROUND AREA		17.10	17.20	17.30	18.40	16.50	18.60
S.F.	Add for Heating		2.00	2.15	2.25	2.00	2.15	2.25
	6 STORY							
L.F.	PERIMETER		139.20	169.30	182.50	134.00	153.80	176.80
S.F.	GROUND AREA		22.40	22.50	22.60	21.70	21.80	21.90
S.F.	Add for Heating		2.65	2.90	3.10	2.65	2.90	3.10
	10 STORY							
L.F.	PERIMETER		170.00	199.00	230.00	164.00	192.50	223.00
S.F.	GROUND AREA		27.60	27.70	27.80	28.90	27.00	27.10
S.F.	Add for Heating		3.30	3.60	3.90	3.30	3.60	3.90
	12 STORY							
L.F.	PERIMETER		209.00	240.00	281.00	202.00	232.50	273.00
S.F.	GROUND AREA		32.90	33.00	33.10	32.10	32.20	32.30
S.F.	Add for Heating		4.00	4.30	4.60	4.00	4.30	4.60

SPECIFICATIONS FOR
GROUP C 6 TYPE 1
STORES WITH OFFICES ABOVE—WOOD CONSTRUCTION

Foundation	Stone or concrete masonry walls and interior piers
Walls	Wood siding on wood sheathing and frame
Roof	Composition roofing on wood deck
Floors	Good wood flooring on sub-floor
Exterior Finish	Medium grade store fronts and some trim
Interior Finish	Medium amount and grade of trim and of partitions, well finished
Lighting	Normal amount; conduit wiring
Heating	Steam heating: to be added, as below
Plumbing	Normal amount, medium grade fixtures
Miscellaneous	Store fronts figured for 15 per cent of ground floor walls

UNIT COST OF REPRODUCTION NEW IN DOLLARS								
UNIT	2 STORY		WITH BASEMENT			WITHOUT BASEMENT		
	ITEM	FLOOR FINISH	10	12	14	10	12	14
L.F.	PERIMETER		16.80	18.80	20.90	14.80	16.80	18.90
S.F.	GROUND AREA		2.98	3.08	3.20	2.49	2.61	2.70
S.F.	Add for Heating		.70	.76	.82	.70	.76	.82
	Incl. plumbing							
3 STORY								
L.F.	PERIMETER		21.10	24.10	27.20	19.10	22.10	25.20
S.F.	GROUND AREA		4.18	4.38	4.60	3.71	3.91	4.10
S.F.	Add for Heating		1.05	1.14	1.23	1.05	1.14	1.23
	Incl. plumbing							
4 STORY								
L.F.	PERIMETER		26.60	30.70	35.00	24.30	28.40	32.70
S.F.	GROUND AREA		6.06	6.34	6.62	5.58	5.86	6.12
S.F.	Add for Heating		1.40	1.52	1.64	1.40	1.52	1.64
	Incl. plbg. & elev.							
5 STORY								
L.F.	PERIMETER							
S.F.	GROUND AREA							
S.F.	Add for Heating							
6 STORY								
L.F.	PERIMETER							
S.F.	GROUND AREA							
S.F.	Add for Heating							

SPECIFICATIONS FOR
GROUP C 6 TYPE 2 A
STORES WITH OFFICES ABOVE—WALL BEARING—TILE—WOOD FLOORS

Foundation	Stone or concrete block walls and interior piers
Walls	Concrete or cinder block, or tile; stucco finish
Roof	Built-up roofing on wood deck
Floors	Good wood flooring on sub-floor
Exterior Finish	Good store fronts and some trim
Interior Finish	Fair amount and grade of trim and of partitions, well finished
Lighting	Normal amount; conduit wiring
Heating	Steam heating: to be added, as below
Plumbing	Normal amount; medium grade fixtures
Miscellaneous	Store fronts figured for 15 per cent of ground floor walls

UNIT COST OF REPRODUCTION NEW IN DOLLARS								
UNIT	2 STORY		WITH BASEMENT			WITHOUT BASEMENT		
	ITEM	FLOOR STATIONS	10	12	14	10	12	14
L.F.	PERIMETER		23.20	26.80	30.40	21.20	24.80	28.80
S.F.	GROUND AREA		2.98	3.10	3.23	2.50	2.62	2.73
S.F.	Add for Heating		.70	.76	.82	.70	.76	.82
	Incl. plumbing							
3 STORY								
L.F.	PERIMETER		32.40	37.70	43.00	30.10	35.40	40.80
S.F.	GROUND AREA		4.33	4.53	4.75	3.85	4.05	4.25
S.F.	Add for Heating		1.05	1.14	1.23	1.05	1.14	1.23
	Incl. plumbing							
4 STORY								
L.F.	PERIMETER							
S.F.	GROUND AREA							
S.F.	Add for Heating							
	Incl. plumbing							
5 STORY								
L.F.	PERIMETER							
S.F.	GROUND AREA							
S.F.	Add for Heating							
	Incl. plumbing							
6 STORY								
L.F.	PERIMETER							
S.F.	GROUND AREA							
S.F.	Add for Heating							
	Incl. plumbing							

SPECIFICATIONS FOR
GROUP C 6 TYPE 2 B
STORES WITH OFFICES ABOVE—WALL BEARING—BRICK—WOOD FLOORS

Foundation	Stone or concrete masonry walls and interior piers
Walls	Common brick, well laid
Roof	Built-up roofing on wood deck
Floors	Good wood flooring on wood sub-floor and deck
Exterior Finish	Good store fronts, figured for 15 per cent of ground floor walls; some trim
Interior Finish	Fair amount and grade of trim and of partitions, well finished
Lighting	Normal amount; conduit wiring
Heating	Steam heating: to be added, as below
Plumbing	Normal amount; medium grade fixtures
Miscellaneous	

UNIT COST OF REPRODUCTION NEW IN DOLLARS								
UNIT	2 STORY		WITH BASEMENT			WITHOUT BASEMENT		
	ITEM	FLOOR SQUARE	10	12	14	10	12	14
L.F.	PERIMETER		29.80	34.00	38.20	27.30	31.60	35.70
S.F.	GROUND AREA		3.23	3.29	3.35	2.76	2.82	2.88
S.F.	Add for Heating		.70	.76	.82	.70	.76	.82
	Incl. plumbing							
	3 STORY							
L.F.	PERIMETER		41.70	48.40	55.20	39.20	45.90	52.70
S.F.	GROUND AREA		4.44	4.62	4.80	3.97	4.15	4.33
S.F.	Add for Heating		1.05	1.14	1.23	1.05	1.14	1.23
	Incl. plumbing							
	4 STORY							
L.F.	PERIMETER		58.90	68.80	78.70	55.50	65.40	75.30
S.F.	GROUND AREA		6.37	6.60	6.85	5.90	6.15	6.38
S.F.	Add for Heating		2.10	2.28	2.46	2.10	2.28	2.46
	Incl. plbg. & elev.							
	5 STORY							
L.F.	PERIMETER							
S.F.	GROUND AREA							
S.F.	Add for Heating							
	6 STORY							
L.F.	PERIMETER							
S.F.	GROUND AREA							
S.F.	Add for Heating							

SPECIFICATIONS FOR
GROUP C 6 TYPE 3 B
STORES WITH OFFICES ABOVE—STEEL FRAME—BRICK WALLS—WOOD FLOORS

Foundation	Concrete walls and interior piers
Walls	Brick veneered tile curtain walls; steel frame
Roof	Built-up roofing on wood deck
Floors	Good wood flooring on wood sub-floor
Exterior Finish	Good store fronts figured for 15 per cent of ground floor walls; some trim
Interior Finish	Fair amount and grade of trim and of partitions; well finished
Lighting	Normal amount; conduit wiring
Heating	Steam heating: to be added, as below
Plumbing	Normal amount; medium grade fixtures
Miscellaneous	

UNIT COST OF REPRODUCTION NEW IN DOLLARS								
2 STORY			WITH BASEMENT			WITHOUT BASEMENT		
UNIT	ITEM	FLOOR FINISHES	10	12	14	10	12	14
L.F.	PERIMETER		28.80	33.00	37.40	26.50	30.60	35.20
S.F.	GROUND AREA		3.74	3.86	3.96	3.21	3.32	3.43
S.F.	Add for Heating		.70	.76	.82	.70	.76	.82
	Incl. plumbing							
3 STORY								
L.F.	PERIMETER		38.90	45.50	52.10	36.60	43.10	49.70
S.F.	GROUND AREA		5.21	5.40	5.58	4.68	4.86	5.04
S.F.	Add for Heating		1.08	1.14	1.23	1.08	1.14	1.23
	Incl. plumbing							
4 STORY								
L.F.	PERIMETER		49.80	58.50	67.50	47.50	54.00	65.10
S.F.	GROUND AREA		7.63	7.95	8.30	7.08	7.40	7.74
S.F.	Add for Heating		1.40	1.52	1.64	1.40	1.52	1.64
	Incl. plbg. & elev.							
5 STORY								
L.F.	PERIMETER							
S.F.	GROUND AREA							
S.F.	Add for Heating							
6 STORY								
L.F.	PERIMETER							
S.F.	GROUND AREA							
S.F.	Add for Heating							

SPECIFICATIONS FOR
GROUP C 6 TYPE 4 B
STORES WITH OFFICES ABOVE—FIREPROOF—BRICK WALLS—CONCRETE FLOORS

Foundation	Concrete walls and interior piers
Walls	Brick veneered tile or concrete curtain walls; fireproofed steel or reinforced concrete frame
Roof	Built-up roofing on concrete slab
Floors	Concrete slab, with cement finish
Exterior Finish	Good store fronts, figured for 15 per cent of ground floor walls; some trim
Interior Finish	Fair amount and grade of trim and of partitions, well finished
Lighting	Normal amount; conduit wiring
Heating	Steam heating: to be added, as below
Plumbing	Normal amount; medium grade fixtures
Miscellaneous	

UNIT COST OF REPRODUCTION NEW IN DOLLARS								
2 STORY			WITH BASEMENT			WITHOUT BASEMENT		
UNIT	ITEM	FLOOR SARINGS	10	12	14	10	12	14
L.F.	PERIMETER		41.00	46.70	52.50	38.60	44.30	50.00
S.F.	GROUND AREA		7.04	7.20	7.37	6.48	6.64	6.81
S.F.	Add for Heating		.70	.76	.82	.70	.76	.82
	Incl. plumbing							
3 STORY								
L.F.	PERIMETER		57.50	65.60	74.00	54.20	62.30	70.70
S.F.	GROUND AREA		10.02	10.35	10.67	8.45	9.78	10.10
S.F.	Add for Heating		1.05	1.14	1.23	1.05	1.14	1.23
	Incl. plumbing							
4 STORY								
L.F.	PERIMETER		73.50	84.50	95.50	69.50	80.50	91.50
S.F.	GROUND AREA		13.60	14.05	14.50	13.00	13.45	13.90
S.F.	Add for Heating		1.40	1.52	1.64	1.40	1.52	1.64
	Incl. plbg. & elev.							
5 STORY								
L.F.	PERIMETER							
S.F.	GROUND AREA							
S.F.	Add for Heating							
6 STORY								
L.F.	PERIMETER							
S.F.	GROUND AREA							
S.F.	Add for Heating							

SPECIFICATIONS FOR
GROUP C7 TYPE 1
STORES WITH APARTMENTS ABOVE—WOOD CONSTRUCTION—PLAIN

Foundation	Stone or concrete masonry walls and concrete piers
Walls	Wood siding on wood sheathing and frame
Roof	Composition roofing on wood deck
Floors	Good wood flooring on sub-floor
Exterior Finish	Medium grade store fronts figured for 15 per cent of ground floor walls; some trim
Interior Finish	Medium amount and grade of trim and of partitions, well finished
Lighting	Normal amount; knob and tube
Heating	Steam heating: to be added, as below
Plumbing	Normal amount; medium grade fixtures
Miscellaneous	

UNIT COST OF REPRODUCTION NEW IN DOLLARS							
UNIT	2 STORY		WITH BASEMENT		WITHOUT BASEMENT		
	ITEM	FLOOR FINISHES	10	12	10	12	
L.F.	PERIMETER		16.80	18.90	14.80	16.90	
S.F.	GROUND AREA		3.76	4.00	3.30	3.53	
S.F.	Add for Heating		.70	.76	.70	.76	
	Incl. plumbing						
3 STORY							
L.F.	PERIMETER		21.10	24.30	19.10	22.30	
S.F.	GROUND AREA		5.73	6.11	5.26	5.64	
S.F.	Add for Heating		1.05	1.14	1.05	1.14	
	Incl. plumbing						
4 STORY							
L.F.	PERIMETER		26.50	30.60	24.30	28.30	
S.F.	GROUND AREA		8.30	8.85	7.80	8.35	
S.F.	Add for Heating		1.40	1.52	1.40	1.52	
	Incl. plbg. & elev.						
5 STORY							
L.F.	PERIMETER						
S.F.	GROUND AREA						
S.F.	Add for Heating						
6 STORY							
L.F.	PERIMETER						
S.F.	GROUND AREA						
S.F.	Add for Heating						

SPECIFICATIONS FOR
GROUP C7 TYPE 2 A
STORES WITH APARTMENTS ABOVE—WALL BEARING, TILE—WOOD FLOORS

Foundation	Stone or concrete block walls and interior piers
Walls	Concrete or cinder block or tile; stucco finish
Roof	Built-up roofing on wood deck
Floors	Good wood flooring on sub-floor
Exterior Finish	Good store fronts figured for 15 per cent of ground floor walls; some trim
Interior Finish	Fair amount and grade of trim and of partitions, well finished
Lighting	Normal amount; conduit wiring
Heating	Steam heating: to be added, as below
Plumbing	Normal amount; medium grade fixtures
Miscellaneous	

UNIT COST OF REPRODUCTION NEW IN DOLLARS							
UNIT	ITEM	2 STORY WITH BASEMENT			WITHOUT BASEMENT		
		10	12	14	10	12	14
L.F.	PERIMETER	23.20	26.80	30.40	21.20	24.80	28.30
S.F.	GROUND AREA	3.78	4.00	4.24	3.30	3.52	3.75
S.F.	Add for Heating	.70	.76	.82	.70	.76	.82
	Incl. plumbing						
	3 STORY	3					
L.F.	PERIMETER	32.40	37.70	43.00	30.10	35.40	40.60
S.F.	GROUND AREA	6.73	6.11	6.49	5.25	5.63	6.00
S.F.	Add for Heating	1.05	1.14	1.23	1.05	1.14	1.23
	Incl. plumbing						
	STORY						
L.F.	PERIMETER						
S.F.	GROUND AREA						
S.F.	Add for Heating						
	STORY						
L.F.	PERIMETER						
S.F.	GROUND AREA						
S.F.	Add for Heating						
	STORY						
L.F.	PERIMETER						
S.F.	GROUND AREA						
S.F.	Add for Heating						

SPECIFICATIONS FOR
GROUP C7 TYPE 2 B
STORES WITH APARTMENTS ABOVE—WALL BEARING, BRICK—WOOD FLOORS

Foundation	Stone or concrete masonry walls and interior piers
Walls	Common brick, well laid
Roof	Built-up roofing, on wood deck
Floors	Good wood flooring on wood sub-floor and deck
Exterior Finish	Good store fronts, figured for 15 per cent of ground floor walls; some trim
Interior Finish	Fair amount and grade of trim and of partitions, well finished
Lighting	Normal amount; knob and tube wiring
Heating	Steam heating; to be added, as below
Plumbing	Normal amount; medium grade fixtures
Miscellaneous	

UNIT COST OF REPRODUCTION NEW IN DOLLARS								
2 STORY		WITH BASEMENT			WITHOUT BASEMENT			
UNIT	ITEM	FLOOR FINISHES	10	12	14	10	12	14
L.F.	PERIMETER		29.80	34.00	38.30	27.30	31.50	35.70
S.F.	GROUND AREA		3.76	3.96	4.17	3.30	3.50	3.70
S.F.	Add for Heating		.70	.76	.82	.70	.76	.82
	Incl. plumbing							
3 STORY								
L.F.	PERIMETER		41.60	48.30	55.10	39.10	45.80	52.60
S.F.	GROUND AREA		5.73	6.11	6.50	5.25	5.63	6.00
S.F.	Add for Heating		1.05	1.14	1.23	1.05	1.14	1.23
	Including plumbing							
4 STORY								
L.F.	PERIMETER		59.00	68.80	78.70	55.40	65.20	75.10
S.F.	GROUND AREA		8.32	8.85	9.40	7.84	8.37	8.90
S.F.	Add for Heating		1.40	1.52	1.64	1.40	1.52	1.64
	Incl. plbg. & elev.							
5 STORY								
L.F.	PERIMETER							
S.F.	GROUND AREA							
S.F.	Add for Heating							
6 STORY								
L.F.	PERIMETER							
S.F.	GROUND AREA							
S.F.	Add for Heating							

SPECIFICATIONS FOR
GROUP C 7 TYPE 3 B
STORES WITH APARTMENTS ABOVE—STEEL FRAME—BRICK WALLS—
WOOD FLOORS

Foundation	Concrete walls and interior piers
Walls	Brick veneered tile curtain walls; steel frame
Roof	Built-up roofing on wood deck
Floors	Good wood flooring on wood sub-floor
Exterior Finish	Good store fronts figured for 15 per cent of ground floor walls; some trim
Interior Finish	Fair amount and grade of trim and of partitions, well finished
Lighting	Normal amount; conduit wiring
Heating	Steam heating: to be added, as below
Plumbing	Normal amount; medium grade fixtures
Miscellaneous	

UNIT COST OF REPRODUCTION NEW IN DOLLARS								
UNIT	2 STORY ITEM	FLOOR SAVINGS	WITH BASEMENT			WITHOUT BASEMENT		
			10	12	14	10	12	14
L.F.	PERIMETER		28.80	33.00	37.40	26.60	30.80	35.20
S.F.	GROUND AREA		4.87	4.57	4.77	3.85	4.05	4.25
S.F.	Add for Heating		.70	.76	.82	.70	.76	.82
	Incl. plumbing							
	3 STORY							
L.F.	PERIMETER		38.90	45.60	52.10	36.60	43.10	49.70
S.F.	GROUND AREA		6.41	6.80	7.20	6.00	6.28	6.67
S.F.	Add for Heating		1.05	1.14	1.23	.70	.76	.82
	Incl. plumbing							
	4 STORY							
L.F.	PERIMETER		49.80	58.60	67.50	47.50	56.10	65.10
S.F.	GROUND AREA		9.28	9.76	10.26	8.75	9.22	9.72
S.F.	Add for Heating		1.40	1.52	1.64	.70	.76	.82
	Incl. plbg. & elev.							
	5 STORY							
L.F.	PERIMETER							
S.F.	GROUND AREA							
S.F.	Add for Heating							
	6 STORY							
L.F.	PERIMETER							
S.F.	GROUND AREA							
S.F.	Add for Heating							

SPECIFICATIONS FOR
 GROUP C 7 TYPE 4 B
 STORES WITH APARTMENTS ABOVE—FIREPROOF—BRICK WALLS—
 CONCRETE FLOORS

Foundation	Concrete walls and interior piers
Walls	Brick veneered tile or concrete curtain walls; fireproofed steel or reinforced concrete frame
Roof	Built-up roofing on concrete slab
Floors	Good wood flooring on cinder fill and sleepers
Exterior Finish	Good store fronts figured for 15 per cent of ground floor walls; some trim
Interior Finish	Fair amount and grade of trim and of partitions, well finished
Lighting	Normal amount; conduit wiring
Heating	Steam heating: to be added, as below
Plumbing	Normal amount; medium grade fixtures
Miscellaneous	

UNIT COST OF REPRODUCTION NEW IN DOLLARS								
UNIT	2 STORY		WITH BASEMENT			WITHOUT BASEMENT		
	ITEM	FLOOR SAVING	10	12	14	10	12	14
L.F.	PERIMETER		41.00	46.70	52.50	38.60	44.30	50.00
S.F.	GROUND AREA		7.95	8.23	8.53	7.59	7.67	7.97
S.F.	Add for Heating		.70	.76	.82	.70	.76	.82
	Incl. plumbing							
	3 STORY							
L.F.	PERIMETER		57.60	65.70	74.00	54.00	62.20	70.50
S.F.	GROUND AREA		11.90	12.46	13.00	11.34	11.90	12.40
S.F.	Add for Heating		1.05	1.14	1.23	1.05	1.14	1.23
	Incl. plumbing							
	4 STORY							
L.F.	PERIMETER		73.60	84.50	95.50	69.00	80.00	91.00
S.F.	GROUND AREA		16.44	17.25	18.10	16.86	16.87	17.50
S.F.	Add for Heating		1.40	1.52	1.64	1.40	1.52	1.64
	Incl. plbg. & elev.							
	5 STORY							
L.F.	PERIMETER							
S.F.	GROUND AREA							
S.F.	Add for Heating							
	6 STORY							
L.F.	PERIMETER							
S.F.	GROUND AREA							
S.F.	Add for Heating							

SPECIFICATIONS FOR
GROUP C 8 TYPE 2 B
OFFICE BUILDING—WALL BEARING, BRICK—WOOD FLOORS

Foundation	Stone or concrete masonry walls and interior piers
Walls	Common brick, well laid
Roof	Built-up roofing on wood deck
Floors	Good wood flooring on wood sub-floor and deck
Exterior Finish	Small amount of trim
Interior Finish	Fair amount and grade of partitions, well finished
Lighting	Normal amount; knob and tube wiring
Heating	Steam heating: to be added, as below
Plumbing	Normal amount; medium grade fixtures
Miscellaneous	Elevators included for 4, 5 and 6 story buildings

UNIT COST OF REPRODUCTION NEW IN DOLLARS							
UNIT	1 STORY		WITH BASEMENT			WITHOUT BASEMENT	
	ITEM	FLOOR FINISHING	10	12	14		
L.F.	PERIMETER		17.50	19.50	21.50		
S.F.	GROUND AREA		2.06	2.15	2.25		
S.F.	Add for Heating		.35	.38	.41		
	2 STORY						
L.F.	PERIMETER		29.90	34.00	38.30		
S.F.	GROUND AREA		3.45	3.61	3.81		
S.F.	Add for Heating		.70	.76	.82		
	4 STORY						
L.F.	PERIMETER		59.90	68.80	78.70		
S.F.	GROUND AREA		6.45	6.77	7.14		
S.F.	Add for Heating		1.40	1.52	1.64		
	5 STORY						
L.F.	PERIMETER		75.00	86.50	98.00		
S.F.	GROUND AREA		7.80	8.20	8.65		
S.F.	Add for Heating		1.75	1.90	2.05		
	6 STORY						
L.F.	PERIMETER		89.00	103.00	118.50		
S.F.	GROUND AREA		9.20	9.65	10.20		
S.F.	Add for Heating		2.10	2.28	2.46		

SPECIFICATIONS FOR
GROUP C 8 TYPE 4 B-1
ORDINARY OFFICE BUILDING—FIREPROOF—BRICK WALLS—
CONCRETE FLOORS

Foundation	Concrete walls and interior piers
Walls	Brick veneered tile curtain walls; fireproofed steel or reinforced concrete frame
Roof	Built-up roofing on concrete slab
Floors	Concrete slab with cement finish
Exterior Finish	Small amount of trim
Interior Finish	Normal amount and grade of trim and of partitions, well finished
Lighting	Normal amount; conduit wiring
Heating	Steam heating included
Plumbing	Normal amount; medium grade fixtures
Miscellaneous	Elevators included

UNIT COST OF REPRODUCTION NEW IN DOLLARS					
UNIT	STORIES	FLOOR Savings	10	12	14
S.F.F.A.	6 above & 1 below ground		4.61	5.04	5.67
S.F.F.A.	8 " " 1 " "		4.62	5.05	5.68
S.F.F.A.	10 " " 1 " "		4.63	5.06	5.60
S.F.F.A.	15 " " 1 " "		4.68	5.12	5.66
S.F.F.A.	22 " " 2 " "		4.72	5.27	5.82
S.F.F.A.					
S.F.F.A.					
S.F.F.A.					

SPECIFICATIONS FOR
 GROUP C 8 TYPE 4 B-2
 HIGH-GRADE OFFICE BUILDING—FIREPROOF—BRICK WALLS—
 CONCRETE FLOORS

Foundation	Concrete walls and interior piers
Walls	Brick veneered tile curtain walls; fireproofed steel or reinforced concrete frame
Roof	Built-up roofing on concrete slab
Floors	Concrete slab with cement finish
Exterior Finish	Liberal amount of trim, and some architectural detail
Interior Finish	Normal amount of partitions; high grade trim and finish
Lighting	Liberal quantity of outlets; high grade fixtures
Heating	Steam heating included
Plumbing	High grade fixtures
Miscellaneous	Modern, high-speed elevators; expensive cabs, fronts and other details

<i>UNIT COST OF REPRODUCTION NEW IN DOLLARS</i>						
<i>UNIT</i>	<i>STORIES</i>		<i>FLOOR SATING</i>	10	12	14 ••
<i>S.F.F.A.</i>	8 above & 1 below ground			5.32	5.94	6.56
<i>S.F.F.A.</i>	15 "	1 "	"	5.40	6.03	6.66
<i>S.F.F.A.</i>	22 "	2 "	"	5.54	6.18	6.83
<i>S.F.F.A.</i>	30 "	2 "	"	5.69	6.33	7.26
<i>S.F.F.A.</i>	37 "	2 "	"	6.15	6.87	7.60
<i>S.F.F.A.</i>	50 "	2 1/2 "	"	6.40	7.14	7.88
<i>S.F.F.A.</i>	63 "	3 "	"	6.60	7.36	8.12
<i>S.F.F.A.</i>	75 "	3 "	"	7.02	7.77	8.72

SPECIFICATIONS FOR
GROUP C 9 TYPE 1-1
ORDINARY HOTEL—WOOD CONSTRUCTION

Foundation	Stone or concrete masonry walls and piers
Walls	Wood siding and sheathing on wood frame
Roof	Composition roofing on wood deck
Floors	Cheap wood flooring
Exterior Finish	Small amount of cheap trim
Interior Finish	Small amount of cheap trim; light partitions
Lighting	Small quantity of outlets; knob and tube wiring
Heating	Steam heating: to be added, as below
Plumbing	Small quantity; cheap fixtures
Miscellaneous	No elevators

UNIT COST OF REPRODUCTION NEW IN DOLLARS								
2 STORY		WITH BASEMENT			WITHOUT BASEMENT			
UNIT	ITEM	FLOOR SAVINGS	10	12	14	10	12	14
L.F.	PERIMETER		16.60	18.60	20.60	14.60	16.60	18.60
S.F.	GROUND AREA		4.20	4.52	4.87	3.73	4.05	4.40
S.F.	Add for Heating		.70	.76	.82	.70	.76	.82
	Incl. plumbing							
3 STORY								
L.F.	PERIMETER		21.60	24.60	27.60	19.60	22.60	25.60
S.F.	GROUND AREA		5.80	6.35	6.95	5.32	5.87	6.47
S.F.	Add for Heating		1.05	1.14	1.23	1.05	1.14	1.23
	Incl. plumbing							
4 STORY								
L.F.	PERIMETER		27.50	31.50	36.50	25.20	29.20	33.20
S.F.	GROUND AREA		8.10	8.72	9.36	7.60	8.22	8.85
S.F.	Add for Heating		1.40	1.52	1.64	1.40	1.52	1.64
	Incl. plbg. & elev.							
5 STORY								
L.F.	PERIMETER		33.50	38.50	43.50	30.90	35.90	40.90
S.F.	GROUND AREA		10.40	11.15	11.95	9.90	10.65	11.45
S.F.	Add for Heating		1.75	1.90	2.05	1.75	1.90	2.05
	Incl. plbg. & elev.							
6 STORY								
L.F.	PERIMETER							
S.F.	GROUND AREA							
S.F.	Add for Heating							

SPECIFICATIONS FOR
GROUP C 9 TYPE 1-2
HIGH-GRADE HOTELS—WOOD CONSTRUCTION

Foundation	Stone or concrete masonry walls and piers
Walls	Wood siding on wood sheathing and frame
Roof	Good composition or shingle roofing on wood deck
Floors	Good hardwood flooring on sub-floor
Exterior Finish	Liberal amount of trim, well finished
Interior Finish	High grade trim and partitions, well finished
Lighting	Well lighted; good fixtures
Heating	Steam heating: to be added, as below
Plumbing	Liberal supply of high grade fixtures
Miscellaneous	Elevators included for 4, 5 and 6 story buildings

UNIT COST OF REPRODUCTION NEW IN DOLLARS								
UNIT	2 STORY		WITH BASEMENT			WITHOUT BASEMENT		
	ITEM	FLOOR JOISTING	10	12	14	10	12	14
L.F.	PERIMETER		19.60	22.20	24.80	17.60	20.20	22.80
S.F.	GROUND AREA		6.66	6.00	6.40	4.90	5.25	5.66
S.F.	Add for Heating		.77	.83	.90	.77	.83	.90
	Incl. plumbing							
	3 STORY							
L.F.	PERIMETER		26.10	30.00	33.90	24.10	28.00	31.90
S.F.	GROUND AREA		7.66	8.40	9.20	6.90	7.65	8.46
S.F.	Add for Heating		1.15	1.25	1.36	1.15	1.25	1.36
	Incl. plumbing							
	4 STORY							
L.F.	PERIMETER		33.60	38.70	43.80	31.20	36.40	41.60
S.F.	GROUND AREA		10.70	11.60	12.36	9.90	10.70	11.60
S.F.	Add for Heating		1.66	1.67	1.80	1.66	1.67	1.80
	Incl. plbg. & elev.							
	5 STORY							
L.F.	PERIMETER		41.00	47.50	54.00	38.40	44.90	51.40
S.F.	GROUND AREA		13.86	14.60	15.60	12.75	13.70	14.80
S.F.	Add for Heating		1.96	2.10	2.26	1.96	2.10	2.26
	Incl. plbg. & elev.							
	6 STORY							
L.F.	PERIMETER							
S.F.	GROUND AREA							
S.F.	Add for Heating							

SPECIFICATIONS FOR
GROUP C 9 TYPE 2 B
HOTELS—WALL BEARING, BRICK—WOOD FLOORS

Foundation	Stone or concrete masonry walls and piers
Walls	Common brick, well laid
Roof	Good built-up roofing on wood deck
Floors	Good wood flooring on sub-floor
Exterior Finish	Small amount of trim
Interior Finish	Medium amount and grade of trim and partitions
Lighting	Normal quantity of outlets; ordinary fixtures
Heating	Steam heating: to be added, as below
Plumbing	Ordinary quantity; medium grade fixtures
Miscellaneous	Elevators included for 4, 5 and 6 story buildings

UNIT COST OF REPRODUCTION NEW IN DOLLARS								
UNIT	2 STORY		WITH BASEMENT			WITHOUT BASEMENT		
	ITEM	FLOOR SLABING	10	12	14	10	12	14
L.F.	PERIMETER		32.80	37.15	42.00	29.80	34.60	32.40
S.F.	GROUND AREA		6.55	6.95	6.40	4.85	5.25	5.70
S.F.	Add for Heating		.77	.83	.90	.77	.83	.90
	Incl. plumbing							
	8 STORY							
L.F.	PERIMETER		44.20	51.40	58.60	41.70	48.90	56.20
S.F.	GROUND AREA		7.65	8.40	9.15	7.00	7.70	8.45
S.F.	Add for Heating		1.15	1.25	1.35	1.15	1.25	1.35
	Incl. plumbing							
	4 STORY							
L.F.	PERIMETER		64.40	75.50	86.60	61.00	72.00	83.20
S.F.	GROUND AREA		10.60	11.40	12.80	6.90	10.70	11.60
S.F.	Add for Heating		1.55	1.67	1.80	1.55	1.67	1.80
	Incl. plbg. & elev.							
	6 STORY							
L.F.	PERIMETER		78.70	92.00	105.50	75.20	88.50	102.00
S.F.	GROUND AREA		13.55	14.55	15.65	12.85	13.80	14.90
S.F.	Add for Heating		1.95	2.10	2.25	1.95	2.10	2.25
	Incl. plbg. & elev.							
	STORY							
L.F.	PERIMETER							
S.F.	GROUND AREA							
S.F.	Add for Heating							

SPECIFICATIONS FOR
 GROUP C 9 TYPE 4 B-1
 ORDINARY HOTELS—FIREPROOF—BRICK WALLS—CONCRETE FLOORS

Foundation	Concrete walls and piers
Walls	Brick veneered tile curtain walls; fireproofed steel or reinforced concrete frame
Roof	Built-up roofing on concrete slab
Floors	Concrete slab with cement finish
Exterior Finish	Small quantity of trim, and some architectural treatment on lower stories
Interior Finish	Medium amount and grade of trim and partitions
Lighting	Normal quantity of outlets; medium grade fixtures
Heating	Steam heating included
Plumbing	Bath for every room; medium grade fixtures
Miscellaneous	Normal allowance of modern elevator equipment

<i>UNIT COST OF REPRODUCTION NEW IN DOLLARS</i>					
<i>UNIT</i>	<i>STORIES</i>	<i>FLOOR SLABING</i>	<i>10</i>	<i>12</i>	<i>14</i>
<i>S.F.F.A.</i>	6 Above & 1 below ground		6.10	6.80	7.52
<i>S.F.F.A.</i>	8 " 1 " "		6.11	6.82	7.55
<i>S.F.F.A.</i>	10 " 1 " "		6.12	6.84	7.57
<i>S.F.F.A.</i>	15 " 1 " "		6.19	6.92	7.65
<i>S.F.F.A.</i>	22 " 2 " "		6.37	7.11	7.86
<i>S.F.F.A.</i>					
<i>S.F.F.A.</i>					
<i>S.F.F.A.</i>					

Foundation	Concrete walls and piers
Walls	Brick veneered tile curtain walls; fireproofed steel or reinforced concrete frame
Roof	Built-up roofing on concrete slab
Floors	Concrete slab with cement finish; terrazo or equivalent in corridors
Exterior Finish	Liberal use of stone, tile or terra cotta trim; architectural elaboration
Interior Finish	High grade trim throughout; elaborate detailing in lobbies and public rooms
Lighting	Well-lighted; high grade fixtures
Heating	Steam heating included; concealed radiation
Plumbing	Bath for every room; high grade equipment
Miscellaneous	Liberal allowance of modern, high-speed elevators; expensive cabs and fronts; ample supply of ventilating and other equipment

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PRICES FOR VARIATIONS FROM STANDARD									
		Unit	Cheap	Medium	High Grade				
PARTITIONS			\$	\$	\$				
General.	Wood studs, composition board or equal	Sq. Ft.	0.25						
	Wood studs, lath and plaster both sides	"	0.30	0.60	0.60				
	4" tile plastered both sides	"	0.50	0.60	0.75				
	6" tile " " "	"	0.60	0.70	0.80				
Hotels and Apartments	Wood studs, lath and plaster both sides	"	0.35	0.55	0.65				
	4" tile plastered both sides	"	0.50	0.65	0.80				
	6" tile " " "	"	0.60	0.75	0.85				
PLUMBING									
	Lavatory	Each	80.00	120.00	160.00				
	Water closet	"	100.00	150.00	200.00				
	Shower	"	160.00	230.00	300.00				
	Urinal	"	80.00	120.00	160.00				
	Slop sink	"	80.00	120.00	160.00				
	Industrial battery lavatory	Lin. Ft.	15.00	30.00	45.00				
Add for sewer connections according to local conditions									
EXTERIOR WALLS									
Adjustment in price per lin. ft. for substitution of continuous sash above 3' sill level		Height of wall in feet							
		12	14	16	18	20	24	30	40
		\$	\$	\$	\$	\$	\$	\$	\$
C-2 Type 1, Class 2	Add		6.85		7.70		10.75		
C-2 " 3-B, " 2	Deduct					2.55		4.00	5.60
C-3 " 3-B, " 1 & 2	Deduct	2.00		2.45		2.80			
C-3 " 4-B, " 2	Add	1.90		2.30		2.70			
ROOFS									
C-2 Type 3-B, Class 2.	For concrete roof in place of wood	Add	\$	0.25	to area price				
C-3 " 2-B, " 2.	" " " " " " " "	"		0.45	" " "				
C-3 " 3-B, " 2.	" " " " " " " "	"		0.35	" " "				
C-3 " 4-B, " 2.	For concrete saw-tooth construction	"		0.35	" " "				





