

**2007/2008 ASSESSMENT YEAR**

# **COST GUIDELINES**

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

Released September 1, 2006

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

**Valuation Policy & Quality Control Unit  
2007/2008 Cost Guidelines**

<b>Type of Structure</b>	<b>Construction Quality</b>	<b>Cost New Per Square Foot</b>
<b>Office Building</b>		
3 - 10 Stories 11 - 20 Stories 21 Stories and over	<b>Fair to Average</b> - Brick, concrete or metal and glass panel, little trim, average partitions, acoustic tiles, vinyl composition, some extras.	\$120 - \$220
3 - 10 Stories 11 - 20 Stories 21 Stories and over	<b>Good</b> - Face brick, good metal and solar glass, pre-cast concrete panels, drywall, some wall cover, vinyl tiles and carpet.	\$220 - \$295
3 - 10 Stories 11 - 20 Stories 21 Stories and over	<b>Excellent</b> - Best metal or stone brick or block back-up. Solar glass, best veneers, vinyl wall covering, vinyl tiles, terrazzo and carpet.	\$260 - \$395
<b>Warehouse</b>		
14-24 Ft. Ceilings	<b>Good</b> - Ornamental concrete or brick, small office central heat.	\$ 80 - \$160
	<b>Average</b> - Brick on block, small office, space heaters.	\$ 69 - \$135
	<b>Low</b> - Block, few partitions, small office, space heaters.	\$ 55 - \$ 92
<b>Multi - Story Building</b>		
12 Ft. High Ceiling	<b>Good</b> - Face brick, steel frame, stucco, good partitions, terrazzo carpet, vinyl tiles, good lighting.	\$115 - \$190
	<b>Average</b> - Steel columns, block acoustic ceilings, some carpet, vinyl flooring, adequate lighting.	\$ 84 - \$110

**Valuation Policy & Quality Control Unit  
2007/2008 Cost Guidelines**

**RETAIL AND COMMERCIAL**

<b>Type of Structure</b>	<b>Average to Excellent Cost Per Square Foot</b>
BARS (COCKTAIL LOUNGE)	\$120 - \$230
RESTAURANTS	\$130 - \$345
RESTAURANTS (CAFETERIA STYLE)	\$125 - \$290
RESTAURANTS (FAST FOODS)	\$140 - \$390
WAREHOUSE DISCOUNT STORES	\$ 72 - \$ 96
WAREHOUSE FOOD STORES	\$ 73 - \$120
RETAIL STORES	\$110 - \$225
DEPARTMENT STORES	\$145 - \$260
LAUNDROMATS	\$ 86 - \$110
LAUNDRY/DRY CLEANERS	\$ 83 - \$135

**Valuation Policy & Quality Control Unit  
2007/2008 Cost Guidelines**

**MEDICAL & CARE FACILITIES**

<b>Type of Structure</b>	<b>Average to Excellent Cost Per Square Foot</b>
GENERAL HOSPITAL	\$230 - \$615
MEDICAL OFFICE BUILDING	\$150 - \$345
OUTPATIENT (SURGICAL CENTER)	\$230 - \$525
CONVALESCENT HOSPITAL (Skilled nursing home, rest home, sanitariums, hospital like structure providing medical care)	\$220 - \$320
MORTUARIES (FUNERAL HOMES)	\$155 - \$250
GROUP CARE HOMES (Small care or special needs buildings more residential style than convalescent)	\$140 - \$250
HOME FOR ELDERLY (Includes assisted living housing for elderly of three or more floors)	\$160 - \$240

**Valuation Policy & Quality Control Unit  
2007/2008 Cost Guidelines**

**AUTOMOTIVE**

<b>Type of Structure</b>	<b>Average to Excellent Cost Per Square Foot</b>				
Complete Auto Dealerships (Includes showroom, office, parts and service facilities)	\$ 95 - \$205				
SHOWROOMS	\$105 - \$225				
AUTOMOTIVE SERVICE CENTERS	\$ 79 - \$110				
MINI – LUBE	\$105 - \$195				
PARKING (Parkade) STRUCTURE (Structure with no exterior or partial wall for above grade live storage of automobiles with elevator, office & service area).	\$ 58 * - \$ 87 ** <i>*Subtract \$1.85 /sq. ft. if no elevator. **Subtract \$3.00 /sq. ft. if no elevator.</i>				
UNDERGROUND PARKING	\$ 44 - \$105				
 <b>Additions</b>					
AUTOMATIC TICKET DISPENSER <i>With Ticket Reading Machine</i>	\$ 9,525 - \$15,280 \$16,735 - \$22,645				
GATE ARM AUTOMATIC <i>(each)</i>	<table border="0" style="margin-left: auto; margin-right: auto;"> <tr> <td style="padding-right: 20px;"><i>One Way</i></td> <td style="text-align: right;">\$ 4,590 - \$ 7,175</td> </tr> <tr> <td><i>Two Way</i></td> <td style="text-align: right;">\$ 5,730 - \$ 7,660</td> </tr> </table>	<i>One Way</i>	\$ 4,590 - \$ 7,175	<i>Two Way</i>	\$ 5,730 - \$ 7,660
<i>One Way</i>	\$ 4,590 - \$ 7,175				
<i>Two Way</i>	\$ 5,730 - \$ 7,660				

**Valuation Policy & Quality Control Unit  
2007/2008 Cost Guidelines**

**SCHOOLS & UNIVERSITIES**

<b>Type of Structure</b>	<b>Average to Excellent Cost Per Square Foot</b>
SCHOOL (ELEMENTARY, MIDDLE, HIGH SCHOOL)	\$175 - \$330
COLLEGE/UNIVERSITY	\$220 - \$405
LECTURE HALL	\$210 - \$355
SCIENCE BUILDING	\$230 - \$415
FIELD HOUSE	\$160 - \$265
GYMNASIUM	\$160 - \$235
LABORATORY	\$185 - \$270

**Valuation Policy & Quality Control Unit  
2007/2008 Cost Guidelines**

**SPECIAL PURPOSE BUILDINGS**

<b>Type of Structure</b>	<b>Average to Excellent Cost Per Square Foot</b>
GOVERNMENT BUILDINGS (City Hall, Town Centers, Court Houses)	\$190 - \$415
LIBRARIES	\$195 - \$370
FIRE STATIONS	\$190 - \$315
POLICE STATIONS	\$175 - \$340
CORRECTION FACILITIES	\$205 - \$520
POST OFFICES	\$165 - \$295
CHURCHES	\$195 - \$410
DAY CARE CENTERS	\$150 - \$255
COMPUTER CENTERS	\$155 - \$305
BROADCASTING FACILITIES	\$200 - \$310

**Valuation Policy & Quality Control Unit  
2007/2008 Cost Guidelines**

**RESIDENTIAL**

<b>Type Structure</b>	<b>Construction Quality</b>	<b>Average to Excellent Cost Per Square Foot</b>
<b>APARTMENT BUILDINGS</b>		
3 - 10 Stories 11 - 20 Stories 21 Stories and over	<b>Fair to Average</b> - Brick little decoration, dry wall, carpet, vinyl flooring.	\$130 - \$175
3 - 10 Stories 11 - 20 Stories 21 - Stories and over	<b>Good</b> - Face brick, hardwood floor, ceramic tiles, carpet, good baths, and kitchen.	\$170 - \$270
3 - 10 Stories 11 - 20 Stories 21 Stories and over	<b>Excellent</b> - Best metal and stone, excellent interior detail, ceramic tiles, hardwood floors, one full bath per bedroom, and fine fixtures	\$225 - \$375
Public Housing		\$165 - \$265
<b>OTHER RESIDENTIAL DWELLINGS</b> ( <i>elevators not included</i> )		
2 Story Detached (Frame) 2,000 sq. ft. (1,000 sq. ft. per floor)		\$125 - \$220
2 Story Detached (Brick) 2,000 sq. ft. (1,000 sq. ft. per floor)		\$130 - \$225
One Story Frame (1,000 sq. ft.)		\$140 - \$230
One Story Brick (1,000 sq. ft.)		\$145 - \$235
Row/Townhouse Brick (2,000 sq. ft. per unit)		\$120 - \$225
Row/Townhouse Frame (2,000 sq. ft. per unit)		\$120 - \$210

**Valuation Policy & Quality Control Unit  
2007/2008 Cost Guidelines**

Split Level Brick	\$120 - \$215
Split Level Frame	\$120 - \$220
High Value Residences (Mansion Style) From Good Veneer to Good Brick, Fine Trim to Brick Stone Trim, to Special Made Custom Homes	\$355 - \$540

**Basements**

**Cost Per Square Foot**

Unfinished	\$ 23.70 - \$ 27.00
Semi-finished	\$ 31.00 - \$ 35.00
Game Room	\$ 43.00 - \$ 49.00
Finished High Value	\$105.00 - \$120.00

**Plumbing**

	<i>Low</i>	<i>Average</i>	<i>Good</i>	<i>High Cost</i>
Bathroom (Fixtures)	\$ 865	\$ 1,325	\$ 2,035	\$ 3,125
Handicapped				
Walk-in Door	6,105	7,160	8,385	9,840
Tub w/Shower				
Fiberglass	1,630	2,185	2,905	3,885
Deluxe or Whirlpool	3,870	5,670	8,350	12,330
Shower Stall				
(Prefabricated Unit)	1,220	1,630	2,185	2,905
(Deluxe)	2,950	4,250	6,050	8,770
Wet Bar	735	875	1,010	1,200
Deluxe Wet Bar	1,480	2,130	3,055	4,375
Kitchen Sink	675	850	1,055	1,315
Multi-Bowl	825	1,135	1,560	2,160
Deluxe Bowl	3,065	4,175	5,785	7,965

**Valuation Policy & Quality Control Unit  
2007/2008 Cost Guidelines**

**GAS STATIONS**

<b>Type of Structure</b>	<b>Cost</b>
2 Bay Garage Building	\$130 - \$215 per sq. ft.
Food Booth (No Bays)	\$220 - \$265 per sq. ft.
Cashiers Booth (Pre-fab)	\$195 - \$515 per sq. ft.
<i>Includes:</i>	
A/C Unit	
Electric Space Heater (Built-in suspended)	
Linoleum Floor/Slab	
1/2 Bath	
Electrical Room	
 <b>Tanks</b>	
Capacity (Gallons)	
2,000 Gal.	\$15,840 per tank
4,000 Gal.	\$20,785 per tank
6,000 Gal.	\$28,645 per tank
8,000 Gal.	\$32,265 per tank
10,000 Gal.	\$39,620 per tank
 <b>Pump Island</b> (Standard Island 4ft.x 15ft. = 60ft.)	 \$13.30 - \$16.45 per sq. ft.
 <b>Canopy</b>	 \$31.00 - \$51.00 per sq. ft.
 <b>Pumps</b> (includes remote read-out self service connection and lighted pump)	
Single Pump (each)*	\$ 7,520 - \$ 10,835
Double Pump (each)*	\$ 10,145 - \$14,645
Triple Pump (each)*	\$ 14,130 - \$22,155
<i>*Add for double (two)-sided operation (per pump)</i>	<i>\$ 5,315 - \$ 6,575</i>
 <b>Lifts</b> (Auto ONLY)	
Single Post (each)	\$ 9,410 - \$11,880
Double Post (each)	\$12,035 - \$15,580
Drive-On (4 Post - each)	\$11,580 - \$15,095
Drive-On (Single Post)	\$10,285 - \$12,855
 <b>Car Wash (Automatic) – Bldg. Only (No Equipment)</b>	 \$120 - \$240 per sq. ft.

**Valuation Policy & Quality Control Unit  
2007/2008 Cost Guidelines**

**BANK BUILDINGS**

<b>Type of Structure</b>	<b>Cost Per Square Foot</b>
<b>Bank Building</b>	<b>Excellent</b> - \$330 - \$360 <b>Good</b> - \$240 - \$320 <b>Average</b> - \$175 - \$250
<b>Mini Bank – Small Walk-Up &amp; Drive-Thru</b>	<b>Good</b> - \$405 - \$560
<b>Bank Specialty Equipment</b>	<b>Cost Range</b>
Safe Deposit Boxes and Lockers ( <i>per box installed</i> )	\$ 83 *- \$725 ** <i>*3x5x24 - **11x16x24 inches</i> <i>Deduct 25% for aluminum units</i>
Cost Per Teller Station (includes alarm system & under-counter equipment, etc.)	\$ 8,375 - \$12,110
Night Deposit Chutes and Boxes	\$11,455 - \$23,145
Drive-up/Walk-up Window	\$9,665 - \$18,515
<b>Automated Teller Machines</b>	
Lobby/Retail Unit Each	\$17,540 - \$47,830
Drive-up/Walk-up Through Wall Units Stand Alone Island Units ( <i>each</i> )	\$48,325 - \$75,990
Pneumatic Drive-up System excluding Canopy & window ( <i>cost per station</i> )	\$20,045 - \$38,185
Customer TV Monitor System ( <i>per station</i> ) Add For Remote Cameras ( <i>each</i> )	\$59,425 - \$76,760 \$ 1,860 - \$ 2,775

**Valuation Policy & Quality Control Unit  
2007/2008 Cost Guidelines**

**RECREATION AND ENTERTAINMENT**

<b>Type of Structure</b>	<b>Average to Excellent Cost Per Square Foot</b>
Auditoriums	\$190 - \$555
Theaters ( <i>Live Stage</i> )	\$200 - \$580
Theaters ( <i>Cinema</i> )	\$160 - \$300
Museums	\$205 - \$330
Indoor Tennis	\$ 69 - \$135
Skating Rinks ( <i>Roller – Ice</i> )	\$ 95 - \$275
Fitness Centers	\$150 - \$265
Bowling Alleys*	\$110 - \$165

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

***Cost***

Add Cost of Each Lane	\$25,825 - \$37,945
Add Cost per Pin Setter	\$18,445 - \$35,780
Add Cost of each Computerized Scorekeeper	\$ 7,645 - \$18,795
Add Cost for each Telescope (projector)	\$ 1,495 - \$ 3,505

**Valuation Policy & Quality Control Unit  
2007/2008 Cost Guidelines**

<b>Type of Structure</b>	<b>Construction Quality</b>	<b>Cost New</b>
<b>HOTELS*</b> (see footnote)	Average to Excellent	\$165 - \$345 per sq. ft.
<b>MOTELS*</b> (see footnote)	Average to Excellent	\$135 - \$195 per sq. ft.

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

**Valuation Policy & Quality Control Unit  
2007/2008 Cost Guidelines**

**ELEVATORS AND ESCALATORS\***

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

<b>TYPE</b>	<b>COST RANGE</b>
Passenger Elevator ( <i>base cost</i> )	
2 to 3 stories	\$ 48,105 - \$ 85,415
4 to 7 stories	\$ 82,895 - \$136,630
8 stories and over	\$127,670 - \$278,565
<i>Add per stop</i>	<i>\$ 6,695 - \$ 11,065</i>
Escalators ( <i>each moving stairway</i> )	\$185,625 - \$242,830
Orchestra Lift	\$116,905 - \$244,670
Vertical Wheelchair Lift ( <i>each</i> )	\$ 12,860 - \$ 30,125

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

**Valuation Policy & Quality Control Unit  
2007/2008 Cost Guidelines**

**RESIDENTIAL ALTERATIONS**

**Wood Patio Decks\***

	<u><b>50 Sq. Ft.</b></u>	<u><b>100 Sq. Ft.</b></u>	<u><b>300 Sq. Ft.</b></u>
Softwood, Fir, Pine	\$20.20 - 24.40	\$14.70 - 17.90	\$ 9.20 - 11.10
Cedar, Redwood, or Metal	\$28.15 - 34.00	\$21.80 - 26.45	\$14.30 - 17.55

- \*Deck cost includes railing and siding
- \*For each foot of height above 3 feet, increase cost 5%
- \*For Treated Softwood increase cost 25%

**Swimming Pools**

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

12x25 (300ft)	= \$20,150 - \$31,975
15x30 (400ft)	= \$25,535 - \$38,520
15x35 (525ft)	= \$27,330 - \$43,430
18x36 (650ft)	= \$30,505 - \$48,190
20x40 (800ft)	= \$33,815 - \$52,205
20x50(1000ft)	= \$38,370 - \$60,235

- \*Plastic lined sand supported pools Deduct 10 - 20%
- \*Add for automatic cleaner (hydrosweep) \$745 - \$3,755

**Add for Heat**

Gas	\$1,485 - \$5,245
Gas Output	50 MBH - 500 MBH
Electric	\$2,590 - \$6,285
Electric Output	10KW - 75KW

**Valuation Policy & Quality Control Unit  
2007/2008 Cost Guidelines**

**SOLAR HEATING SYSTEMS**

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

	<b>Air System</b>		
	<i>Low</i>	<i>Average</i>	<i>Good</i>
Complete system based on square foot of collector area	\$64	\$105	\$165

**Hot Water Boilers\***

	<i>Cost Range</i>
33,000 BTUs	\$2,695 - 3,710
60,000	\$2,840 - 4,090
75,000	\$2,945 - 4,320
100,000	\$3,155 - 4,585
125,000	\$3,265 - 4,895
150,000	\$3,440 - 5,235
175,000	\$3,620 - 5,580

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

**COMPLETE COOLING SYSTEMS**

***Cost per Ton***  
***(1 Ton =12,000 BTUs)***

	<i>Low</i>	<i>Average</i>	<i>Good</i>
5 TONS	\$3,605	\$4,480	\$5,540
10	3,455	4,290	5,275
15	3,380	4,100	5,045
25	3,225	4,025	4,935
50	3,035	3,795	4,590
75	2,960	3,605	4,480
100	2,920	3,490	4,400
150	2,810	3,415	4,175
250	2,730	3,300	4,100
400	2,620	3,150	3,945

**Valuation Policy & Quality Control Unit  
2007/2008 Cost Guidelines**

**Chain Link Fences**

<b>Cost per Linear Foot</b>	<b>4'</b>	<b>6'</b>	<b>8'</b>	<b>10'</b>	<b>12'</b>
2" mesh, #7 wire	\$15.05	\$22.00	\$28.70	\$35.00	\$42.00
#9 wire	12.90	18.85	24.80	31.00	36.00
#11 wire	11.15	16.00	21.10	26.05	31.00
 Add for Rails	 2.50	 2.50	 2.65	 2.65	 2.65
Add for 3 Strand barbed Wire	3.25	3.25	3.60	3.60	3.60
Add for Barbed Coils	12.40	12.40	13.20	13.20	13.20
Add for Privacy Slats	7.55	11.45	15.45	19.80	23.70

**Gates**

<b>Cost per Linear Foot</b>	<b>4'</b>	<b>6'</b>	<b>8'</b>	<b>10'</b>	<b>12'</b>
3' wide	\$290	\$375	\$445	-----	-----
5' wide	385	525	640	785	-----
10' wide	630	785	910	1,025	1,150
15' wide	790	1,020	1,195	1,345	1,490
20' wide	975	1,235	1,430	1,645	1,810
25' wide	-----	-----	1,535	1,770	1,940

*\*Add 25% for Sliding Gates*

**TOTAL GUT REHABILITATION**

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