



2025 Building Valuation Data

Per Square Foot Value

ICC Occupancy Group

ICC Construction Type

		IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
					IIA Sprink Sub		IIIA Sprink Sub			VA Sprink Sub
A-1	Assembly, theaters, with stage	377.40	363.97	353.23	339.31	317.06	307.87	327.71	295.46	284.15
A-1	Assembly, theaters, without stage	346.49	333.06	322.32	308.40	286.42	277.24	296.80	264.82	253.52
A-2	Assembly, nightclubs	298.40	289.65	280.56	269.86	252.76	245.90	260.61	229.86	221.15
A-2	Assembly, restaurants, bars, banquet halls	297.27	288.52	278.30	268.73	250.50	244.77	259.48	227.60	220.02
A-3	Assembly, churches	351.66	338.24	327.49	313.57	291.74	282.55	301.98	270.13	258.83
A-3	Assembly, general, community halls, libraries, museums	295.32	281.90	270.02	257.23	234.13	226.07	245.64	212.52	202.35
A-4	Assembly, arenas	345.36	331.93	320.06	307.27	284.16	276.11	295.67	262.56	252.39
B	Business	330.50	318.77	307.33	294.33	268.77	259.22	283.02	240.20	229.21
E	Educational	315.49	304.53	294.91	282.70	263.83	250.35	272.97	231.15	223.74
F-1	Factory and industrial, moderate hazard	183.65	174.79	163.77	157.62	140.33	133.53	150.27	116.37	108.37
F-2	Factory and industrial, low hazard	182.52	173.66	163.77	156.49	140.33	132.40	149.14	116.37	107.24
H-1	High Hazard, explosives	171.36	162.50	152.61	145.33	129.51	121.58	137.98	105.55	0.00
H234	High Hazard	171.36	162.50	152.61	145.33	129.51	121.58	137.98	105.55	96.42
H-5	HPM	330.50	318.77	307.33	294.33	268.77	259.22	283.02	240.20	229.21
I-1	Institutional, supervised environment	299.37	288.79	278.93	269.06	245.93	239.14	269.11	221.27	214.32
I-2	Institutional, hospitals	519.62	507.88	496.44	483.44	455.68	0.00	472.13	427.11	0.00
I-2	Institutional, nursing homes	360.70	346.75	335.31	322.31	298.43	0.00	311.00	269.86	0.00
I-3	Institutional, restrained	385.87	374.14	362.70	349.70	325.82	315.14	338.39	297.25	284.00
I-4	Institutional, day care facilities	299.37	288.79	278.93	269.06	245.93	239.14	269.11	221.27	214.32
M	Mercantile	222.70	213.95	200.90	194.16	176.65	170.92	184.90	153.75	146.17
R-1	Residential, hotels	302.18	291.61	281.74	271.88	249.30	242.50	271.92	224.64	217.69
R-2	Residential, multiple family	252.68	242.10	232.23	222.37	200.88	194.09	222.41	176.22	169.27
R-3	Residential, interior remodel	0.00 [♫]	0.00 [♫]	0.00 [♫]	0.00 [♫]	0.00 [♫]	0.00 [♫]	0.00 [♫]	0.00 [♫]	0.00 [♫]
R-3	Residential, one- and two-family	239.30	232.60	227.12	222.75	215.10	207.15	218.93	200.77	189.13
R-4	Residential, care/assisted living facilities	299.37	288.79	278.93	269.06	245.93	239.14	269.11	221.27	214.32
S-1	Storage, moderate hazard	170.23	161.37	150.35	144.20	127.25	120.45	136.85	103.29	95.29
S-2	Storage, low hazard, parking garage	169.10	160.24	150.35	143.07	127.25	119.32	135.72	103.29	94.16
U	Utility: miscellaneous, private garage	130.26	122.59	114.05	109.15	97.20	90.81	103.89	76.95	73.29
U	Utility: carports, decks, piers - R-3	65.13	61.30	57.03	54.58	48.60	45.41	51.95	38.48	36.65

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

N.P. Not Permitted

Note:

Unfinished basements, all groups = \$19.00 per square foot

Shell Only deduct 20% of the per square foot value

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

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

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

Source: ICC BVD Table published August 2024; State Modifier of 1.13 per Marshall & Swift Valuation Service August 2024 (already included in above)



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