**CALCULATOR Formulas for VALUATION:**

Key:

\*F = FACTORS Example: “F1” = Factor #1 = ( 1. State average cost per sqft )

**REPLACEMENT COST VALUE** = (F1 \* F10)\*F9

**ACTUAL CASH VALUE** = REPLACEMENT COST VALUE \* (100-Depreciation)

Depreciation = REPLACEMENT COST \* Current Age / 100

\*\*SPECIAL CONDITIONS

* If ACTUAL CASH VALUE value drops below zero show = “Needs ACV Appraisal”
* If VALUE is over $100,000,000, calculate 70% of value instead of 100%
* If VALUE is over $10,000,000, calculate 85% of value instead of 100%

FACTORS:

1. **State average cost per sqft**
   1. SEE TABLE
2. **Year Built**
3. **ISO Type**
   1. ISO1 – Frame = 0%
   2. ISO2 – Joisted Masonry = 0%
   3. ISO3 – Metal Non-combustible = **-**24.85%
   4. ISO4 – Masonry Non-combustible = 45.43%
   5. ISO5 – Modified Fire Resistive = 55.15%
   6. ISO6 – Fire Resistive = 65.37%
4. **Building Type**
   1. Family Dwelling = 0%
   2. Apartment = 20%
   3. Office = 60%
   4. Mercantile/Retail = 60%
   5. Restaurant = 75%
   6. Professional & Public Services = 125%
   7. Church = 50%
   8. Service Station = 40%
   9. Industrial = 20%
   10. Vacant = **-**1%
   11. Warehouse = 8%
5. **Construction quality**
   1. Cost Effective = **-**15%
   2. Standard = 0%
   3. Standard/Superior = 20%
   4. Superior = 40%
   5. High-End = 85%
   6. High-End plus(+) = 115%
   7. High-End Deluxe = 140%
6. **Roof Type**
   1. Asphalt Shingle = 0%
   2. Tile Shingle = 20.41%
   3. Wood Shake = 5.06%
   4. Slate Shingle = 19.89%
   5. Metal = **-**1.13%
   6. Built-Up = 2.45%
   7. Unknown = 0%
7. **Soil Slope**
   1. Unknown = 2.36%
   2. Yes = 10.17%
   3. No = 0%
8. **Build-Out factor** = (Total sum of i, ii, & iii – 300%) \* 15%
   1. Based on 3 factors
      1. Interior Walls & Framing = up to 100%
      2. Exterior Walls & Framing = up to 100%
      3. Mechanical systems = up to 100%
9. **Cost Modifier =** SUM % of:
   1. **3. Year Built**
   2. **4. Building Type**
   3. **5. Construction Quality**
   4. **6. Roof Type**
   5. **7. Soil slope**
   6. **8. Build-Out factor**
10. **Total Area**

**F1. State average cost per sqft**

|  |  |
| --- | --- |
| Alabama | $113.42 |
| Alaska | $163.30 |
| Arizona | $123.05 |
| Arkansas | $115.03 |
| California | $165.66 |
| Colorado | $135.60 |
| Connecticut | $172.17 |
| Delaware | $126.03 |
| Florida | $129.90 |
| Georgia | $116.66 |
| Hawaii | $203.83 |
| Idaho | $116.08 |
| Illinois | $132.91 |
| Indiana | $114.50 |
| Iowa | $115.07 |
| Kansas | $113.57 |
| Kentucky | $119.42 |
| Louisiana | $118.49 |
| Maine | $143.31 |
| Maryland | $157.12 |
| Massachusetts | $152.94 |
| Michigan | $113.63 |
| Minnesota | $123.87 |
| Mississippi | $113.54 |
| Missouri | $113.46 |
| Montana | $122.96 |
| Nebraska | $110.53 |
| Nevada | $123.58 |
| New Hampshire | $143.34 |
| New Mexico | $123.66 |
| New York | $165.01 |
| North Carolina | $117.79 |
| North Dakota | $118.05 |
| Ohio | $115.31 |
| Oklahoma | $110.87 |
| Oregon | $135.93 |
| Pennsylvania | $127.15 |
| Rhode Island | $151.67 |
| South Carolina | $120.89 |
| South Dakota | $115.76 |
| Tennessee | $110.07 |
| Texas | $112.98 |
| Utah | $119.57 |
| Vermont | $148.23 |
| Virginia | $137.22 |
| Washington | $127.14 |
| West Virginia | $115.01 |
| Wisconsin | $118.87 |
| Wyoming | $121.48 |
| District of Columbia | $172.34 |