

**Building Cost Tables:** Construction costs will vary by “style”, such as ranch, colonial, bungalow, etc. The “Building Cost” base rates used were derived by reviewing building costs extracted from local sale data, and from the Marshall & Swift Cost Manual.

The following pages contain the Base Rates used in the Portsmouth, NH revaluation project.

**Cost Group Rates  
PORTSMOUTH, NH**

Group	Style	Style Description	Base Rate	Depreciation Table	Bldg Size Adj Pct
CND	120	House Conv 1FL	165.00	4	100
CND	121	House Conv 1FL+	165.00	4	100
CND	122	Townhouse End	165.00	4	100
CND	123	Garden End	165.00	4	100
CND	124	Townhouse Int	165.00	4	100
CND	125	Garden Int	165.00	4	100
CND	129	Townhouse/Row	200.00	4	100
CND	210	Hanger Condo	52.00	4	100
CND	211	COMM CONDO	82.00	4	100
CND	55	Condominium	200.00	4	100
CND	56	Condo Office	123.00	4	100
CND	5C	Condo Bank	168.00	4	100
CND	90	Retail Condo	88.00	4	100
CND	98	Indust Condo	55.00	4	100
COM	12	Commercial	82.00	4	100
COM	13	Department Str	70.00	4	100
COM	14	Apartments	100.00	4	100
COM	15	Shop Center RE	107.00	4	100
COM	16	Shop Center LO	100.00	4	100
COM	17	Store	92.00	4	100
COM	18	Office Bldg	129.00	4	100
COM	19	Profess. Bldg	140.00	4	100
COM	20	Mobile Home	72.00	4	100
COM	200	Retail/Office	101.00	4	100
COM	201	Food Stand	77.00	4	100
COM	202	Parking Garage	53.00	4	100
COM	203	Conv Store	97.00	4	100
COM	204	Day Care	122.00	4	100
COM	205	Retail/Office/Apt	102.00	4	100
COM	206	Self Storage	35.00	4	100
COM	207	Cultural Facility	125.00	4	100
COM	208		105.00	4	100
COM	21	Fast Food Rest	143.00	4	100
COM	210		52.00	4	100
COM	211		82.00	4	100
COM	23	Finan Inst.	169.00	4	100
COM	25	Service Shop	64.00	4	100
COM	26	Serv Sta 2-bay	134.00	4	100
COM	27	Auto Sales Rpr	96.00	4	100
COM	29	Nursing Home	153.00	4	100
COM	30	Restaurant	133.00	4	100
COM	31	Branch Bank	168.00	4	100

**Cost Group Rates  
PORTSMOUTH, NH**

Group	Style	Style Description	Base Rate	Depreciation Table	Bldg Size Adj Pct
COM	32	Theaters Encl.	112.00	4	100
COM	33	Nightclub/Bar	98.00	4	100
COM	38	Country Club	140.00	4	100
COM	39	Inn	102.00	4	100
COM	40	Light Indust	58.00	4	100
COM	41	Research/Devel	77.00	4	100
COM	43	Car Wash	93.00	4	100
COM	47	Cold Storage	74.00	4	100
COM	48	Whse-Indust	49.00	4	100
COM	49	Serv Sta 3-Bay	134.00	4	100
COM	4C	Comm'l Whse	49.00	4	100
COM	51	Indust. Office	111.00	4	100
COM	52	Pre-Eng Mfg	46.00	4	100
COM	53	Pre-Eng Warehs	39.00	4	100
COM	54	Health Club	96.00	4	100
COM	56	Condo Office	123.00	4	100
COM	57	Library	151.00	4	100
COM	59	Fire Station	140.00	4	100
COM	61	Dry Cln/Laundr	87.00	4	100
COM	64	Tennis Club	55.00	4	100
COM	65	Skating Arena	83.00	4	100
COM	66	Hotel	146.00	4	100
COM	67	Coin-op CarWsh	70.00	4	100
COM	69	Truck Terminal	63.00	4	100
COM	70	Dormitory	126.00	4	100
COM	71	Churches	145.00	4	100
COM	72	School/College	125.00	4	100
COM	73	Hospitals-Priv	155.00	4	100
COM	74	Home for Aged	138.00	4	100
COM	75	Gas Mart	160.00	4	100
COM	77	Clubs/Lodges	113.00	4	100
COM	78	Airport Hangar	52.00	4	100
COM	79	Telephone Bldg	156.00	4	100
COM	80	Retail/Apartment	99.00	4	100
COM	82	Auditorium	134.00	4	100
COM	83	Schools-Public	143.00	4	100
COM	85	Hospital	228.00	4	100
COM	87	Other State	151.00	4	100
COM	88	Other Federal	151.00	4	100
COM	89	Other Municip	151.00	4	100
COM	90	Retail Condo	88.00	4	100
COM	91	Fast Food	77.00	4	100
COM	92	Court House	151.00	4	100
COM	95	Garage/Office	76.00	4	100
COM	96	Office/Warehs	59.00	4	100

**Cos. Group Rates  
PORTSMOUTH, NH**

Group	Style	Style Description	Base Rate	Depreciation Table	Bldg Size Adj Pct
COM	97	High Rise Apt	112.00	4	100
COM	98	Indust Condo	55.00	4	100
SIN	01	Ranch	80.00	4	100
SIN	02	Split-Level	90.00	4	100
SIN	03	Colonial	85.00	4	100
SIN	04	Cape Cod	85.00	4	100
SIN	05	Bungalow	95.00	4	100
SIN	06	Conventional	95.00	4	100
SIN	07	Modern/Contemp	90.00	4	100
SIN	08	Raised Ranch	90.00	4	100
SIN	09	2 Unit	95.00	4	100
SIN	10	Duplex	95.00	4	100
SIN	105	Townhouse/Row	95.00	4	100
SIN	106	Gambrel	95.00	4	100
SIN	107	Garrison	85.00	4	100
SIN	108	Saltbox	90.00	4	100
SIN	109	Log	100.00	4	100
SIN	11	3 Unit	95.00	4	100
SIN	20	Mobile Home	62.00	4	100
SIN	20D	Double Wide MH	73.00	4	100
SIN	36	Camp	80.00	4	100
SIN	3A	Old Style Colonial	126.00	4	100
SIN	55	Condominium	208.00	4	100
SIN	56	Condo Office	123.00	4	100
SIN	60	Federalist	100.00	4	100
SIN	63	Antique	100.00	4	100
SIN	76	Mortuary/Cemet	113.00	4	100
SIN	89	Other Municip	151.00	4	100
SIN	90	Retail Condo	88.00	4	100
SIN	94	Outbuildings	0.00	4	100
SIN	95	Garage/Office	76.00	4	100
SIN	98	Indust Condo	55.00	4	100
SIN	99	Vacant Land	0.00	4	100

## Portsmouth, NH 2015 Base Rate Documentation

		<u>M&amp;S</u>	<u>Developed</u>	
<u>Code</u>	<u>Description</u>	<u>Base Rate</u>	<u>Base Rate</u>	<u>Reason For Change</u>
1	Ranch	85	80	Market Data
2	Split-Level	85	90	Market Data
3	Colonial	85	85	No Change
4	Cape Cod	85	85	No Change
5	Bungalow	85	95	Market Data
6	Conventional	85	95	Market Data
7	Modern/Contemporary	85	90	Market Data
8	Raised Ranch	85	90	Market Data
9	2 Unit	98	95	Market Data
10	Duplex	98	95	Market Data
11	3 Unit	98	95	Market Data
63	Antique	115	100	Market Data
105	Townhouse/Row Bldg	85	95	Market Data
106	Gambrel	85	95	Market Data
107	Garrison	85	85	No Change
108	Saltbox	85	90	Market Data
109	Log Home	85	100	Market Data

### Brief Narrative

We began the process of creating our building rate tables by extensively researching building costs for an average quality home using Marshall & Swift (M&S), a building valuation service well regarded in the industry and used by appraisers, insurance companies and banks nationally. These rates were then fine-tuned based upon further analysis to better reflect the current market in Portsmouth. Once set, an analysis of our rate calculations versus actual sales data is run to assure that a proper estimate of value is being achieved.

After the base rates were fully tested against the sales data, they were modified as needed and became our building costs for all parcels across the City. Because all properties are valued using a computer model, we need to adjust the cost per square foot figure so that we can properly assess houses on all ends of the value scale. In order to arrive at value rates that are seen in the local construction market, our adjustment tables are applied to the starting rates to increase or decrease this rate based on quality of construction, size, amenities, interior finish, age, etc.

M&S uses an additive approach to costing out buildings. Basements, appliances, and additions (decks, porches, garages, etc.) are priced separately and added to the base cost. The Vision CAMA system also values basements and additions (decks, porches,

garages, etc.) as an additive. Therefore a direct comparison can be made to compare the two bas rates.

M&S quoted from page 12/1 "Single family residences come in many architectural styles and mixtures of styles, but basically, within the same quality, costs will vary little. Thus, the modern, the rustic, the ranch, and the one story conventional house are all variations of the same theme, as are the Cape Cod, the split level, and the almost infinite number of other variations, by whatever name they are called in each part of the country". The analysis that follows is directly from M&S pricing out a typical home:

<b>Single Family Residence</b>					
<b>Type</b>	<b><u>\$/Sf</u></b>	<b><u>CCM</u></b>	<b><u>LCM</u></b>	<b><u>Adj \$/Sf</u></b>	<b><u>Ratio (.95)</u></b>
Class "D" Avg Quality (M&S Page 12/25)	\$83.72	1.01	1.06	\$89.63	\$85.15
				<b>Total M&amp;S \$/Sf</b>	<b>\$85.00</b>

<b>Single Family Residence (Antique)</b>					
<b>Type</b>	<b><u>\$/Sf</u></b>	<b><u>CCM</u></b>	<b><u>LCM</u></b>	<b><u>Adj \$/Sf</u></b>	<b><u>Ratio (.95)</u></b>
Class "D" Avg Quality (M&S Page 12/24)	\$112.74	1.01	1.06	\$120.70	\$114.66
				<b>Total M&amp;S \$/Sf</b>	<b>\$115.00</b>

<b>Multi-Families</b>					
<b>Type</b>	<b><u>\$/Sf</u></b>	<b><u>CCM</u></b>	<b><u>LCM</u></b>	<b><u>Total \$/Sf</u></b>	<b><u>Ratio (.95)</u></b>
Class "D" Good Quality (M&S Page 12/16)	\$96.23	1.01	1.06	\$103.02	\$97.87
				<b>Total M&amp;S \$/Sf</b>	<b>\$98.00</b>

Good quality was used for Multi-Families since most of them are converted single family Conventional style homes with above average architectural details.