

Single Family Residences

6 Corners (Classes 3, 4, 5, and 6) or Two Building Masses (Classes 1 and 2 Only)

Estimating Procedure

1. Establish the structure quality class by applying the information on page 11.
2. Multiply the structure floor area (excluding the garage) by the appropriate square foot cost below.
3. Multiply the total from step 2 by the correct location factor listed on page 7 or 8.
4. Add, when appropriate, the cost of a porch, garage, heating and cooling equipment, basement, fireplace, carport, appliances and plumbing fixtures beyond that listed in the quality classification. See the cost of these items on pages 27 to 31.



Single Family Residence, Class 5



Single Family Residence, Class 5

Square Foot Area

Quality Class	700	800	900	1,000	1,100	1,200	1,300	1,400	1,500	1,600	1,700	1,800	2,000
1, Luxury	488.47	468.02	451.15	436.56	425.22	415.35	407.23	399.19	392.86	387.09	381.79	377.07	369.04
1, & 2	424.75	406.99	392.31	379.61	369.73	361.10	354.06	347.15	341.62	336.59	332.04	327.90	320.89
2, Semi-Luxury	296.93	284.50	273.99	265.72	258.39	252.40	247.50	242.61	238.73	235.21	232.07	229.12	224.31
2 & 3	217.93	208.84	201.11	195.07	189.65	185.23	181.68	178.08	175.22	172.66	170.33	168.14	164.64
3, Best Std.	190.18	182.21	175.51	170.16	165.53	161.67	158.52	155.41	152.97	150.66	148.63	146.82	143.67
3 & 4	162.59	155.85	149.98	145.53	141.57	138.17	135.60	132.85	130.83	128.78	127.11	125.46	122.79
4, Good Std.	140.11	134.27	129.24	125.35	121.94	119.08	116.81	114.48	112.59	110.99	109.57	108.14	105.76
4 & 5	126.26	120.97	116.35	112.91	109.80	107.22	105.14	103.07	101.53	99.95	98.66	97.38	95.35
5 Avg. Std.	113.66	108.95	104.82	101.71	98.93	96.55	94.75	92.96	91.47	90.06	88.83	87.71	85.80
5 & 6	98.65	94.48	91.02	88.29	85.80	83.76	82.21	80.60	79.31	78.14	77.10	76.05	74.51
6, Min. Std.	89.72	85.97	82.74	80.23	78.03	76.21	74.72	73.27	72.05	70.98	70.04	69.16	67.71

Square Foot Area

Quality Class	2,200	2,400	2,600	2,800	3,000	3,200	3,400	3,600	4,000	4,200	4,400	4,600	5,000+
1, Luxury	363.08	357.50	352.53	348.33	344.93	341.60	338.80	336.24	332.71	329.71	327.07	326.06	322.80
1, & 2	315.73	310.93	306.61	302.90	299.98	297.00	294.63	292.36	289.37	286.75	285.77	283.76	280.92
2, Semi-Luxury	220.75	217.23	214.22	211.69	209.59	207.57	205.89	204.31	202.22	200.38	198.77	197.40	195.41
2 & 3	161.98	159.47	157.29	155.41	153.86	152.36	151.14	149.96	148.40	147.28	145.46	144.35	143.34
3, Best Std.	141.32	139.16	137.18	135.59	134.32	132.96	131.89	130.91	129.52	128.36	127.32	126.44	125.17
3 & 4	120.83	118.98	117.29	115.95	114.78	113.65	112.71	111.90	110.67	109.66	108.80	108.05	106.96
4, Good Std.	104.10	102.45	101.04	99.87	98.90	97.90	97.18	96.46	95.42	94.58	93.84	93.15	92.23
4 & 5	93.80	92.28	91.02	90.02	89.03	88.21	87.50	86.81	85.94	85.18	84.49	83.90	83.05
5 Avg. Std.	84.42	83.13	82.05	81.06	80.20	79.44	78.78	78.22	77.40	76.71	76.07	75.56	74.79
5 & 6	73.27	72.05	71.09	70.35	69.60	68.99	68.41	67.92	67.12	66.51	65.98	65.54	64.87
6, Min. Std.	66.61	65.60	64.69	63.91	63.30	62.68	62.17	61.72	61.05	60.49	60.02	59.60	59.00

Note: Tract work and highly repetitive jobs may reduce the cost 8 to 12%. Add 4% to the square foot cost of floors above the second floor level. Work outside metropolitan areas may cost 2 to 6% less. When the exterior walls are masonry, add 9 to 10% for class 2 and 1 structures and 5 to 8% for class 3, 4, 5 and 6 structures. The building area includes all full story (7'6" to 9' high) areas within and including the exterior walls of all floor areas of the building, including small inset areas such as entrances outside the exterior wall but under the main roof. For areas with a ceiling height of less than 80', see the section on half-story areas on page 30.