

BUILDING REPLACEMENT COST CONVERSION FACTORS FOR OCTOBER 2011

TO BE APPLIED TO THE REAL PROPERTY APPRAISAL MANUAL FOR NEW JERSEY ASSESSORS

COUNTY	RESIDENCES 1975 SERIES**		RESIDENCES R-12 - R-54 2001 SERIES **		APARTMENTS, HOTELS MOTELS AND OFFICE BUILDINGS		COMMERCIAL - INDUSTRIAL BUILDINGS				FARM BUILDINGS	
	WOOD FRAME	BRICK OR VENEER	WOOD FRAME	BRICK OR VENEER	MASONRY &WOOD 101,102 103, 145	STEEL & CONCRETE 104, 105 106	WOOD FRAME 101, 102 123, 133	WOOD & MASONRY 103, 124 126, 134 136	STEEL & MASONRY 105, 107, 108 109, 125,127 135, 137	FIRE RESISTANT 104, 106	WOOD & MASONRY WOOD FRAME 150, 151 152, 153 154,156	POST & FRAME* PF 157 -THRU- 162
	TABLE R-1	TABLE R-2	TABLE RR-1	TABLE RR-2	TABLE C-1	TABLE C-2	TABLE C-3	TABLE C-4	TABLE C-5	TABLE C-6	TABLE F-1	TABLE F-2
ATLANTIC	4.23	4.40	1.39	1.40	4.45	5.01	4.19	4.47	5.18	4.92	4.47	1.65
BERGEN	4.21	4.37	1.41	1.39	4.49	5.19	4.21	4.52	5.39	5.10	4.52	1.66
BURLINGTON	4.21	4.38	1.39	1.40	4.44	5.01	4.18	4.46	5.18	4.92	4.46	1.59
CAMDEN	4.19	4.36	1.40	1.38	4.42	4.98	4.16	4.44	5.15	4.90	4.44	1.65
CAPE MAY	4.21	4.39	1.39	1.41	4.43	5.00	4.17	4.45	5.17	4.91	4.45	1.65
CUMBERLAND	4.22	4.38	1.40	1.42	4.44	4.99	4.18	4.46	5.16	4.90	4.46	1.65
ESSEX	4.21	4.36	1.39	1.40	4.49	5.19	4.20	4.52	5.39	5.09	4.52	1.66
GLOUCESTER	4.19	4.33	1.39	1.37	4.41	4.98	4.16	4.43	5.13	4.89	4.43	1.65
HUDSON	4.30	4.47	1.43	1.43	4.58	5.27	4.29	4.61	5.47	5.20	4.61	1.66
HUNTERDON	4.22	4.42	1.39	1.42	4.48	5.12	4.18	4.50	5.33	5.01	4.50	1.65
MERCER	4.23	4.39	1.40	1.43	4.48	5.13	4.20	4.51	5.33	5.03	4.51	1.66
MIDDLESEX	4.23	4.41	1.41	1.40	4.51	5.18	4.22	4.53	5.38	5.08	4.53	1.66
MONMOUTH	4.21	4.38	1.40	1.40	4.47	5.14	4.19	4.50	5.34	5.02	4.50	1.66
MORRIS	4.22	4.39	1.39	1.40	4.47	5.12	4.18	4.50	5.32	4.99	4.50	1.66
OCEAN	4.21	4.36	1.40	1.41	4.43	5.02	4.18	4.46	5.18	4.92	4.46	1.65
PASSAIC	4.22	4.38	1.41	1.39	4.52	5.23	4.25	4.56	5.41	5.13	4.56	1.66
SALEM	4.20	4.38	1.41	1.39	4.43	4.98	4.17	4.45	5.15	4.89	4.45	1.64
SOMERSET	4.23	4.39	1.39	1.43	4.49	5.16	4.20	4.52	5.36	5.04	4.52	1.66
SUSSEX	4.26	4.45	1.40	1.38	4.52	5.14	4.23	4.54	5.36	5.04	4.54	1.64
UNION	4.23	4.38	1.41	1.40	4.50	5.18	4.22	4.53	5.37	5.08	4.53	1.66
WARREN	4.15	4.26	1.37	1.39	4.39	5.01	4.14	4.42	5.17	4.89	4.42	1.65
STATE AVERAGE	4.22	4.38	1.40	1.40	4.47	5.10	4.20	4.49	5.28	5.00	4.49	1.65

NOTE: Union labor rates are used in computing all of the above conversion factors with the exception of the P.F. Series Farm Buildings\*

Use table R-1 and R-2 when converting from the 1975 base costs, employ tables RR-1 and RR-2 to convert from the 2001 base year\*\*

\*REVISED 10-2011

**BUILDING REPLACEMENT COST CONVERSION FACTORS**

**TO BE APPLIED TO NEW JERSEY MANUAL FOR BILLBOARD STRUCTURE COSTS**

	WOOD STRUCTURES		STEEL STRUCTURES		STEEL MONOPOLES
2004 STATE AVERAGE	1.00		1.00		1.00
2005 STATE AVERAGE	1.01		1.04		1.04
2006 STATE AVERAGE	1.02		1.06		1.06
2007 STATE AVERAGE	1.02		1.10		1.10
2008 STATE AVERAGE	1.06		1.14		1.14
2009 STATE AVERAGE	1.06		1.14		1.14
2010 STATE AVERAGE	1.06		1.29		1.27
2011 STATE AVERAGE	1.08		1.44		1.41