

STANDARD VALUATION TABLES

FOR

2008/2009

EFFECTIVE August 4, 2008

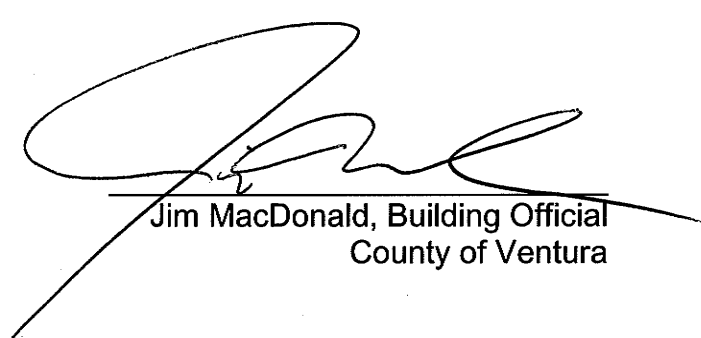
BUILDING AND SAFETY DIVISION

OF THE

RESOURCE MANAGEMENT AGENCY

OF THE

COUNTY OF VENTURA

A handwritten signature in black ink, appearing to read 'Jim MacDonald', is written over a horizontal line. The signature is stylized with a large loop at the beginning and a long, sweeping tail that extends to the right.

**Jim MacDonald, Building Official
County of Ventura**

Standard Valuation Table*
Effective Date: August 4, 2008

SECTION A: <i>BUILDINGS</i>			
Item	Use or Occupancy, Type of Construction	\$ Value Sq/Ft.	
A1	AUDITORIUMS	V-A	\$87.30
		V-B	\$93.60
		III-A	\$92.80
		III-B	\$98.00
		II-A	\$88.20
		II-B	\$93.10
		I-B	\$128.60
A2	BANKS	V-A	\$128.10
		V-B	\$133.80
		III-A	\$142.30
		III-B	\$147.60
		II-A	\$129.40
		II-B	\$133.80
		**I-B	\$181.60
A3	BOWLING ALLEYS	V-B	\$45.90
		III-A	\$63.50
		III-B	\$68.00
		II-A	\$58.30
		II-B	\$62.60
A4	CHURCHES	V-A	\$87.30
		V-B	\$92.80
		III-A	\$94.90
		III-B	\$99.30
		II-A	\$86.80
		II-B	\$91.50
A5	DWELLINGS, MULTIPLE Apartments, duplexes, condominiums townhouses:	V Wood Frame	\$100.40
		V Masonry	\$108.80
		III-A	\$108.80
		I-B	\$134.00
		Basement Garage	\$45.30
		I-B	\$45.30
*Per Marshall and Swift Valuation Figures as adjusted, and the Consumer Price Index, Shelter Component of housing, Los Angeles			
**Add 5% to total cost for each story over three.			
***Deduct 20% for shell buildings only			
****Deduct 11% for mini-warehouses			

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Item	Use or Occupancy, Type of Construction	\$ Value Sq/Ft.	
A6	DWELLINGS, SINGLE FAMILY		
	Wood Frame V-A		
	Less than 3000 s.f.	\$113.30	
	Less than 6000 s.f.	\$118.50	
	Less than 9000 s.f.	\$130.90	
	Greater than 9000 s.f.	\$142.40	
	Masonry V-A	\$118.80	
	Basement, unfinished	\$21.70	
	Basement, semi-finished	\$28.40	
A7	FIRE STATIONS		
		V-A	\$89.90
		V-B	\$94.80
		III-A	\$96.80
		III-B	\$100.90
		II-A	\$87.10
		II-B	\$92.40
	I-B	\$140.40	
A8	GARAGES, PUBLIC		
		V-B	\$41.40
		III-A	\$40.40
		III-B	\$45.50
		II-A	\$34.40
	Open Parking	I-A	\$45.10
	1-B	\$60.10	
A9	GARAGES, RESIDENTIAL; CARPORTS		
	Wood Frame	<u>\$29.70</u>	
	Masonry	<u>\$33.60</u>	
	Open Carports	<u>\$20.40</u>	
A10	GREENHOUSES, COMMERCIAL; PLANT SHELTERS		
	Slab Floor	\$3.20	
	Wood Frame, polyethylene cover	\$5.80	
	Wood Frame, fiberglass cover	\$7.20	
	Metal Frame, fiberglass cover	\$10.70	
	Wood or metal frame, glazed	\$12.00	
	Plant Shelters: Wood poles, plastic netting	\$3.20	
A11	HANGERS, AIRCRAFT		
	Prefabricated Metal Building	\$24.40	
	II-A	\$32.50	

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Item	Use or Occupancy, Type of Construction	\$ Value Sq/Ft.
A12	HOMES FOR THE ELDERLY	
	V-A	\$100.20
	V-B	\$103.80
	III-A	\$103.20
	III-B	\$107.60
	II-A	\$98.90
	II-B	\$103.30
I-B	\$127.20	
A13	HOSPITALS	
	V-B	\$158.20
	III-B	\$169.10
I-B	\$200.00	
A14	HOSPITALS, CONVALESCENT	
	V-B	\$114.40
	III-B	\$121.40
	II-B	\$118.40
I-B**	\$170.70	
A15	HOTELS AND MOTELS	
	V-A	\$91.70
	V-B	\$93.50
	III-A	\$102.30
	III-B	\$107.30
I-B**	\$123.90	
A16	INDUSTRIAL PLANTS	
	V-A	\$46.20
	V-B	\$50.40
	Tilt up Conc	\$36.80
	III-A	\$50.40
	III-B	\$53.40
	II-A	\$44.70
	II-B	\$48.50
I-B	\$69.80	
A17	JAILS, DETENSION FACILITIES	
	V-B	\$133.80
	III-B	\$178.40
I-B	\$195.20	

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Item	Use or Occupancy, Type of Construction	\$ Value Sq/Ft.
A18	LIBRARIES	
	V-A	\$99.30
	V-B	\$103.60
	III-A	\$104.90
	III-B	\$110.30
	II-A	\$99.30
	II-B	\$104.50
	I-B	\$142.60
A19	***OFFICES, COMMERCIAL	
	V-A	\$83.60
	V-B	\$88.90
	Tilt up Conc.	\$88.90
	III-A	\$90.40
	III-B	\$94.70
	II-A	\$83.60
	II-B	\$87.80
**I-B	\$131.00	
A20	OFFICES, MEDICAL/DENTAL	
	V-A	\$106.80
	V-B	\$110.50
	III-A	\$114.20
	III-B	\$122.70
	II-A	\$107.50
	II-B	\$113.10
	**I-B	\$146.50
A21	OFFICES, GOVERNMENTAL (PUBLIC BUILDINGS)	
	V-A	\$112.50
	V-B	\$116.50
	III-A	\$123.00
	III-B	\$127.30
	II-A	\$117.40
	II-B	\$122.70
	**I-B	\$151.40
A22	RESTAURANTS	
	V-A	\$105.10
	V-B	\$109.40
	III-A	\$115.20
	III-B	\$119.50

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SECTION A: <i>BUILDINGS</i>		
Item	Use or Occupancy, Type of Construction	\$ Value Sq/Ft.
A23	SCHOOLS	
	V-A	\$89.00
	V-B	\$93.40
	III-A	\$95.70
	III-B	\$99.60
	II-B	\$93.10
	I-B	\$136.30
A24	SERVICE STATIONS; AUTO REPAIR GARAGES	
	V-B	\$73.30
	III-B	\$86.00
	II-A	\$82.40
	Canopies	\$34.40
A25	SHELL BUILDINGS The value per square foot of a commercial/industrial shell building shall be calculated as 80%, rounded to the nearest dollar, of the value specified in this schedule for a completed building of the same use or occupancy and type of construction. Where future use or occupancy are not specified by the permit applicant, assume the value to be 80% of that specified for a completed retail store of the same type of construction. (See item A26 below.)	
A26	STORES, RETAIL	
	V-A	\$58.40
	V-B	\$63.20
	Tilt up Conc.	\$64.00
	III-A	\$70.60
	III-B	\$75.20
	II-A	\$60.50
	II-B	\$61.70
**I-B	\$100.90	
A27	THEATERS	
	V-A	\$87.60
	V-B	\$92.40
	III-A	\$93.50
	III-B	\$92.20
	I-B	\$134.70

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SECTION A: <i>BUILDINGS</i>		
Item	Use or Occupancy, Type of Construction	\$ Value Sq/Ft.
A28	****WAREHOUSES	
	V-A	\$33.60
	V-B	\$35.90
	Tilt up Conc.	\$33.50
	III-A	\$38.70
	III-B	\$40.70
	II-A	\$33.60
	II-B	\$35.90
	I-B	\$60.70

END SECTION A

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SECTION B: MISCELLANEOUS CONSTRUCTION**		
Item	DESCRIPTION	\$ Value Sq/Ft.
B1	ACCESSORY STRUCTURES	
	Metal utility buildings, sheds	\$18.30
	Wood frame utility buildings; barns & agricultural buildings	\$25.80
	Patio cover	\$14.50
	Screened patio	\$21.10
B2	ADDITIONS AND ALTERATIONS, RESIDENTIAL	
	Conversion, garage to living area	\$83.60
	Remodel living area: Contract price but not less than	\$22.70
	Remodel kitchen/bath: Contract price but not less than	\$27.30
	Room addition	\$113.30
B3	BALCONIES, EXIT BALCONIES, DECKS, PORCHES, EXTERIOR STAIRS	
	Wood Frame	\$21.10
B4	DRYWALL	
	1/2"	\$1.40
	5/8"	\$1.50
	1/2" Greenboard	\$1.60
	5/8" Greenboard	\$1.90
B5	ELEVATORS, RESIDENTIAL - (EACH)	\$26,540.20

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SECTION B: MISCELLANEOUS CONSTRUCTION**		
Item	DESCRIPTION	\$ Value Sq/Ft.
B6	FENCES (over 6 ft. high) Wood Chain Link Concrete Masonry Wrought Iron	\$6.20 \$3.30 \$13.10 \$11.60 \$11.50
B7	FIREPLACES - (EACH) Masonry or concrete, 1 story Masonry or concrete, 2 story Factory-built metal	\$4,560.70 \$5,549.80 \$2,890.30
B8	FOUNDATIONS/SLAB FLOORS Perimeter footing and slab floor - per square foot. Conventional footing and stem wall - per lineal foot	\$21.10 \$33.40
B9	WALLS, INTERIOR AND EXTERIOR - (Per Lineal Foot) Interior partition, including insulation and finish Exterior wall, including insulation and finish	\$55.40 \$54.30
B10	INSULATION Roof (R-30) Roof (R-38) Wall (R-13) Wall (R-19)	\$1.30 \$1.60 \$0.80 \$0.80

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SECTION B: MISCELLANEOUS CONSTRUCTION**		
Item	DESCRIPTION	\$ Value Sq/Ft.
B11	MOBILEHOME FOUNDATION SYSTEMS Footings, anchors, piers, and skirting (per square foot of home)	\$9.30
B12	MOVED BUILDINGS The value of a moved building for building permit and surety bond computations shall be 1/3 of that for a new building of the same use or occupancy and type of construction.	
B13	EXTERIOR WALL FINISHES Plastering and Stucco Aluminum Siding (anodized) Vinyl Siding Plywood Siding Wood (1X) Siding Veneer, brick or stone	\$3.70 \$12.00 \$0.00 \$1.60 \$2.90 \$12.20
B14	*RE-ROOFING Aluminum Shingles Sheet Metal Built-up Composition shingles, wood shingles and wood shakes/shingles Concrete or clay tile Concrete tile with plan check Sheathing (NOTE: Clay tile/cement tile for change of material requires plan	\$3.70 \$2.80 \$1.70 \$1.50 \$1.50 \$4.30 \$6.70 \$1.20
B15	ROOFS AND ROOF STRUCTURES Rafters Sheathing Wood Framed Dormer Prefabricated Skylights (EACH)	\$3.10 \$1.20 \$55.20 \$670.40

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SECTION B: MISCELLANEOUS CONSTRUCTION**		
Item	DESCRIPTION	\$ Value Sq/Ft.
B16	RETAINING WALLS, SEAWALLS Footing and wall, per square foot of face	\$22.70
B17	SAUNA - (EACH) STEAM	\$12,253.50
B19	SWIMMING POOLS, SPAS, HOT TUBS COMMERCIAL - (Per square foot) Gunite Pour-in-place RESIDENTIAL - (EACH) Above Ground Pool/Hot Tub Pool and Spa Combination Pool Only (Gunite or fiberglass, including deck. Conventional sizes and configurations) Spa or Hot Tub (fixed in place) Sauna Portable and Above Ground Electric Spa or Hot Tub	 \$56.20 \$70.40 \$6,088.30 \$28,276.50 \$22,188.20 \$6,088.30 \$12,253.50 \$1,840.80
B20	TENANT IMPROVEMENTS The value per square foot for initial tenant improvements to complete a commercial/industrial shell building or portion thereof for occupancy, shall be 20%, rounded to the nearest dollar, of the value specified for a completed building of the same use or occupancy and type of construction. (See item A25.)	

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SECTION B: MISCELLANEOUS CONSTRUCTION**		
Item	DESCRIPTION	\$ Value Sq/Ft.
B21	WINDOW AND DOOR REPLACEMENT Sliding Glass Doors Wood Doors French Doors Vinyl or Wood Windows	\$25.50 \$24.50 \$30.80 \$19.10
B22	RAILINGS - (Per Lineal Foot) Steel Deck Railing Steel Stair Railing W.I. Deck Railing W.I. Stair Railing Wood Deck Railing Wood Stair Railing	\$32.60 \$48.80 \$28.80 \$46.60 \$23.30 \$24.40
B23	CELL PHONE TOWERS Per unit	\$65,619.60
B24	COLD STORAGE Prefabricated Refrigeration Walk-In Prefabricated Freezer Walk-In Refrigerator/Freezer Insulated Wall/Ceiling Panels	\$85.80 \$104.10 \$22.80
B25	PHOTOVOLTAIC COMPONENTS Ground Mounted Rack (over 6' high) Roof Mounted Rack	\$17.90 \$17.90

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SECTION B: MISCELLANEOUS CONSTRUCTION**		
Item	DESCRIPTION	\$ Value Sq/Ft.
B26	PATIO ENCLOSURES Glassine Windows	\$92.00
B27	STORAGE RACKS Steel (Based on Marshal and Swift)	
B28	T-BAR CEILING SYSTEMS Complete System - Tiles, Runners, Supports, Bracing Tile Replacement Only	\$7.90 \$2.20
B29	PRIVATE BRIDGES Light Wood/Steel for automobiles Pedestrian	\$58.30 \$33.40
B30	ANTENNA TOWERS Self Supporting - (Each) Triangular Guyed - (Per Lineal Foot)	\$16,561.50 \$66.20

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SECTION B: MISCELLANEOUS CONSTRUCTION**		
Item	DESCRIPTION	\$ Value Sq/Ft.
B31	PILE FOUNDATIONS - (Per Lineal Foot) Caissons (Cast in Place) Steel "H" Piles	\$31.70 \$39.90
<p>*Reroofing requires Building Permit, SMIP, and Issuance Fee. **Based on valuation estimates from the latest Marshall and Swift Valuation Service, Swift Estimator or the latest R. S. Means Building Construction, Cost Data and as modified by the Shelter Component of the Consumer Price Index - Urban (CPI-U).</p>		

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SECTION C: EQUIPMENT		
Item	DESCRIPTION	\$ Value Sq/Ft.
C1	AUTOMATIC FIRE SPRINKLER SYSTEMS Residential/Commercial/Industrial Buildings	\$3.30
C2	Air Conditioning - Commercial	\$5.10
C3	Air Conditioning - Residential	\$4.30