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State Controller, Sacramento

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Executive Director

February 4, 2003

TO COUNTY ASSESSORS:

No. 2003/019

BUILDING COST INDICES

Enclosed is a copy of the Building Cost Indices table which contains a series of annual building cost indices based on the current year. Original and historical costs may be trended to reflect the current cost level by multiplying the original cost by the proper factor for the year that the building was constructed.

EXAMPLE

A brick building built in 1980 had an original cost of \$300,000. Trending the original cost of this building by the appropriate factor from the enclosed table results in the following current cost level for this property:

$$\$300,000 \times 1.95 = \$585,000$$

These factors represent a composite of the following published index factors:

E. H. Boeckh and Associates
Engineering News Record Yearly Survey
Marshall & Stevens Incorporated
Whitman, Requardt & Associates

If you have any questions, please contact Ms. Ladeena Ford at (916) 324-5839 or ladeena.ford@boe.ca.gov.

Sincerely,

/s/ David J. Gau

David J. Gau
Deputy Director
Property and Special Taxes Department

DJG:sk
Enclosure

BUILDING COST INDICES

Year	Bldgs Brick	Bldgs Concrete	Bldgs Steel	Bldgs Wood Finished	Bldgs Wood Unfinished	Bldgs & Imp Misc	Year
1946	14.27	15.32	13.81	16.40	14.03	13.79	1946
1947	12.15	12.60	12.05	13.14	11.40	11.49	1947
1948	10.63	10.80	10.75	12.00	10.29	10.38	1948
1949	10.74	10.65	10.69	12.23	10.67	10.38	1949
1950	10.15	10.17	10.46	11.58	9.94	9.81	1950
1951	9.49	9.61	9.47	10.82	9.22	9.22	1951
1952	9.33	9.41	9.29	10.65	9.11	9.06	1952
1953	9.03	9.00	8.91	10.40	8.94	8.83	1953
1954	8.88	8.76	8.76	10.28	8.90	8.52	1954
1955	8.51	8.37	8.39	9.85	8.54	8.07	1955
1956	8.07	7.96	7.71	9.43	8.15	7.64	1956
1957	7.79	7.64	7.36	9.37	8.01	7.42	1957
1958	7.55	7.41	7.05	9.27	7.93	7.25	1958
1959	7.37	7.15	6.88	9.01	7.59	6.92	1959
1960	7.16	7.04	6.72	8.80	7.49	6.81	1960
1961	7.04	6.96	6.65	8.66	7.42	6.79	1961
1962	6.87	6.77	6.50	8.52	7.33	6.68	1962
1963	6.74	6.61	6.37	8.33	7.19	6.54	1963
1964	6.58	6.48	6.27	8.10	6.97	6.38	1964
1965	6.39	6.39	6.10	7.91	6.79	6.22	1965
1966	6.23	6.18	5.85	7.57	6.56	5.94	1966
1967	5.95	5.91	5.49	7.16	6.31	5.72	1967
1968	5.67	5.53	5.23	6.79	6.01	5.35	1968
1969	5.40	5.27	5.03	6.52	5.69	5.14	1969
1970	5.14	5.02	4.79	6.21	5.42	4.97	1970
1971	4.76	4.65	4.42	5.79	5.04	4.60	1971
1972	4.42	4.28	4.12	5.36	4.65	4.28	1972
1973	4.06	3.98	3.75	4.94	4.33	3.96	1973
1974	3.66	3.62	3.44	4.66	4.01	3.47	1974
1975	3.02	3.04	2.95	3.76	3.09	2.78	1975
1976	2.76	2.76	2.69	3.40	2.78	2.48	1976
1977	2.47	2.43	2.37	3.00	2.45	2.42	1977
1978	2.33	2.33	2.23	2.83	2.33	2.28	1978
1979	2.11	2.14	2.05	2.59	2.14	2.07	1979
1980	1.95	2.18	1.90	2.48	2.01	1.93	1980
1981	1.74	1.76	1.70	2.21	1.81	1.74	1981
1982	1.62	1.62	1.55	2.07	1.69	1.58	1982
1983	1.55	1.53	1.48	1.93	1.57	1.58	1983
1984	1.51	1.50	1.43	1.84	1.52	1.52	1984
1985	1.48	1.48	1.41	1.80	1.49	1.48	1985
1986	1.46	1.44	1.38	1.75	1.46	1.46	1986
1987	1.44	1.42	1.37	1.72	1.43	1.43	1987
1988	1.40	1.38	1.32	1.66	1.39	1.40	1988
1989	1.33	1.33	1.28	1.55	1.35	1.35	1989
1990	1.31	1.30	1.23	1.43	1.30	1.32	1990
1991	1.29	1.26	1.20	1.36	1.26	1.30	1991
1992	1.25	1.23	1.17	1.30	1.21	1.27	1992
1993	1.20	1.19	1.15	1.24	1.17	1.23	1993
1994	1.16	1.16	1.13	1.20	1.15	1.18	1994
1995	1.14	1.15	1.11	1.19	1.14	1.16	1995
1996	1.13	1.14	1.10	1.18	1.13	1.14	1996
1997	1.10	1.12	1.06	1.16	1.09	1.10	1997
1998	1.08	1.09	1.04	1.14	1.08	1.09	1998
1999	1.06	1.07	1.04	1.11	1.06	1.07	1999
2000	1.04	1.04	1.03	1.07	1.04	1.05	2000
2001	1.02	1.03	1.02	1.04	1.03	1.03	2001
2002	1.00	1.00	1.00	1.00	1.00	1.00	2002