

BUILDING REPLACEMENT COST CONVERSION FACTORS FOR OCTOBER 2021
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 & OFFICE BUILDINGS		COMMERICAL - 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, 137 138	FIRE RESISTANT 104, 106	WOOD & MASONRY, WOOD FRAME 150 THRU 156	POST & FRAME PF 157 THRU 164
	TABLE R-1	TABLE R-2	TABLE RR-1	TABLE RR-2	TABLE C1	TABLE C2	TABLE C3	TABLE C4	TABLE C5	TABLE C6	TABLE F1	TABLE F2
Atlantic	6.01	5.95	1.94	1.88	6.02	5.66	6.11	5.97	5.52	5.59	5.97	1.87
Bergen	5.99	5.95	1.99	1.88	6.04	5.78	6.12	5.99	5.62	5.70	5.99	1.88
Burlington	5.95	5.90	1.96	1.87	5.97	5.66	6.05	5.92	5.50	5.57	5.92	1.81
Camden	5.95	5.93	1.99	1.90	5.97	5.67	6.04	5.92	5.53	5.59	5.92	1.87
Cape May	5.95	5.92	1.98	1.91	5.97	5.65	6.04	5.92	5.51	5.57	5.92	1.87
Cumberland	6.00	5.93	1.98	1.92	6.00	5.65	6.09	5.95	5.50	5.57	5.95	1.87
Essex	5.96	5.90	1.98	1.91	6.01	5.76	6.09	5.97	5.60	5.68	5.97	1.88
Gloucester	5.95	5.89	1.97	1.89	5.96	5.66	6.04	5.91	5.51	5.58	5.91	1.87
Hudson	6.10	6.04	2.04	1.96	6.15	5.85	6.24	6.10	5.69	5.80	6.10	1.88
Hunterdon	5.99	5.98	1.97	1.92	6.02	5.68	6.10	5.97	5.53	5.59	5.97	1.87
Mercer	5.99	5.92	1.98	1.93	6.00	5.65	6.09	5.94	5.49	5.57	5.94	1.88
Middlesex	5.99	5.95	2.00	1.91	6.05	5.74	6.14	6.00	5.59	5.66	6.00	1.88
Monmouth	5.98	5.92	1.99	1.92	6.01	5.70	6.10	5.96	5.54	5.60	5.96	1.88
Morris	6.02	5.96	1.99	1.92	6.03	5.70	6.13	5.99	5.55	5.59	5.99	1.88
Ocean	5.97	5.90	1.98	1.91	5.99	5.70	6.08	5.95	5.54	5.60	5.95	1.87
Passaic	6.04	5.99	2.04	1.93	6.11	5.85	6.21	6.08	5.67	5.76	6.08	1.88
Salem	5.98	5.96	2.01	1.90	6.00	5.67	6.07	5.95	5.53	5.60	5.95	1.86
Somerset	6.01	5.96	1.97	1.95	6.05	5.74	6.14	6.01	5.58	5.64	6.01	1.88
Sussex	6.12	6.06	2.04	1.92	6.14	5.73	6.25	6.09	5.60	5.66	6.09	1.86
Union	6.02	5.95	2.03	1.94	6.06	5.76	6.16	6.02	5.60	5.68	6.02	1.88
Warren	5.89	5.77	1.96	1.89	5.93	5.64	6.04	5.89	5.48	5.54	5.89	1.87
State Average	5.99	5.94	1.99	1.91	6.02	5.71	6.11	5.98	5.56	5.63	5.98	1.87

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 cost, employ tables RR-1 and RR-2 to convert from the 2001 base year**

*Published: August, 2021

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
2012 STATE AVERAGE	1.11	1.54	1.50
2013 STATE AVERAGE	1.15	1.61	1.57
2014 STATE AVERAGE	1.18	1.75	1.70
2015 STATE AVERAGE	1.22	1.90	1.83
2016 STATE AVERAGE	1.25	2.10	2.01
2017 STATE AVERAGE	1.33	2.35	2.24
2018 STATE AVERAGE	1.41	2.61	2.47
2019 STATE AVERAGE	1.38	2.19	2.09
2020 STATE AVERAGE	1.41	2.15	2.06
2021 STATE AVERAGE	1.84	2.36	2.25

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