

BUILDING REPLACEMENT COST CONVERSION FACTORS FOR OCTOBER 1975

County	Residences		Apartments, Hotels Motels and Office Buildings		Commercial - Industrial Buildings			
	Wood Frame	Brick or Veneer	Masonry & Wood	Steel & Concrete	Wood Frame	Wood & Masonry	Steel & Masonry	Fire Resistant
			101, 102, 103, 145	104,105 106	101,102 123,133	103,124 126,134 136	105,107,108 109,125,127 135,137	104,106
	Table R-1	Table R-2	Table C-1	Table C-2	Table C-3	Table C-4	Table C-5	Table C-6
Atlantic	.99	.98	.99	.98	1.00	.99	.99	.99
Bergen	1.01	1.01	1.01	1.01	1.01	1.01	1.02	1.02
Burlington	.98	.98	.99	.99	.99	.99	.99	1.00
Camden	.99	1.00	.99	.99	.98	.99	1.00	1.00
Cape May	.97	.96	.99	.99	.98	.99	1.00	1.00
Cumberland	.99	.95	.99	.98	1.01	.99	.97	.99
Essex	1.00	1.01	1.01	1.01	1.01	1.01	1.02	1.03
Gloucester	1.01	.99	1.01	.99	1.01	1.00	.99	1.00
Hudson	1.01	1.01	1.02	1.01	1.02	1.02	1.02	1.02
Hunterdon	1.01	1.00	1.01	1.00	1.01	1.01	1.01	1.01
Mercer	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Middlesex	1.01	1.02	1.02	1.01	1.02	1.02	1.02	1.02
Monmouth	.99	.98	.99	.99	.99	.99	1.00	.99
Morris	1.01	1.01	1.01	1.00	1.00	1.01	1.01	1.01
Ocean	1.00	1.00	1.00	.99	1.01	1.00	.99	.99
Passaic	1.01	1.01	1.02	1.02	1.02	1.02	1.02	1.03
Salem	1.01	1.01	1.00	.99	1.01	1.01	.99	1.00
Somerset	1.00	.98	1.00	1.00	1.00	1.00	1.01	1.01
Sussex	1.02	1.02	1.02	1.00	1.03	1.02	1.01	1.01
Union	1.00	1.01	1.00	1.00	1.01	1.00	1.01	1.01
Warren	.99	.98	1.00	.99	1.00	1.00	1.00	1.00
State Average	1.00	1.00	1.00	1.00	1.01	1.00	1.00	1.01

NOTE: Union labor rates are used in computing all of the above conversion factors.

BUILDING REPLACEMENT COST CONVERSION FACTORS FOR OCTOBER 1976  
TO BE APPLIED TO 1975 NEW JERSEY MANUAL COSTS TO CONVERT TO 1976 COSTS

County	Residences		Apartments, Hotels Motels and Office Buildings		Commercial - Industrial Buildings			
	Wood Frame	Brick or Veneer	Masonry & Wood	Steel & Concrete	Wood Frame	Wood & Masonry	Steel & Masonry	Fire Resistant
			101,102, 103,145	104,105, 106	101,102 123,133	103,124, 126,134, 136	105,107,108, 109,125,127, 135,137	104,106
	Table R-1	Table R-2	Table C-1	Table C-2	Table C-3	Table C-4	Table C-5	Table C-6
Atlantic	1.05	1.05	1.05	1.05	1.06	1.05	1.05	1.05
Bergen	1.07	1.08	1.07	1.08	1.07	1.07	1.08	1.08
Burlington	1.04	1.05	1.05	1.06	1.05	1.05	1.05	1.06
Camden	1.05	1.07	1.05	1.06	1.04	1.05	1.06	1.06
Cape May	1.03	1.03	1.04	1.04	1.04	1.04	1.03	1.04
Cumberland	1.05	1.02	1.05	1.05	1.07	1.05	1.03	1.05
Essex	1.06	1.08	1.07	1.08	1.07	1.07	1.08	1.09
Gloucester	1.07	1.06	1.07	1.06	1.07	1.06	1.05	1.06
Hudson	1.07	1.08	1.08	1.08	1.08	1.08	1.08	1.08
Hunterdon	1.07	1.07	1.07	1.07	1.07	1.07	1.07	1.07
Mercer	1.06	1.07	1.06	1.07	1.06	1.06	1.06	1.06
Middlesex	1.07	1.09	1.08	1.08	1.08	1.08	1.08	1.08
Monmouth	1.05	1.05	1.05	1.06	1.05	1.05	1.06	1.05
Morris	1.07	1.08	1.07	1.07	1.06	1.07	1.07	1.07
Ocean	1.06	1.07	1.06	1.06	1.07	1.06	1.05	1.05
Passaic	1.07	1.08	1.08	1.09	1.08	1.08	1.08	1.09
Salem	1.07	1.08	1.06	1.06	1.07	1.07	1.05	1.06
Somerset	1.06	1.05	1.06	1.07	1.06	1.06	1.07	1.07
Sussex	1.08	1.09	1.08	1.07	1.09	1.08	1.07	1.07
Union	1.06	1.08	1.06	1.07	1.07	1.06	1.07	1.07
Warren	1.05	1.05	1.06	1.06	1.06	1.06	1.06	1.06
State Average	1.06	1.07	1.06	1.07	1.07	1.06	1.06	1.07

NOTE: Union labor rates are used in computing all of the above conversion factors.

ADDED 1976

BUILDING REPLACEMENT COST CONVERSION FACTORS FOR OCTOBER 1977

TO BE APPLIED TO 1975 NEW JERSEY MANUAL COSTS TO CONVERT TO 1977 COSTS

County	Residences		Apartments, Hotels Motels and Office Buildings		Commercial - Industrial Buildings			
	Wood Frame	Brick or Veneer	Masonry & Wood	Steel & Concrete	Wood Frame	Wood & Masonry	Steel & Masonry	Fire Resistant
			101,102 103,145	104,105 106	101,102, 123,133	103,124, 126,134, 136	105,107,108, 109,125,127, 135,137	104,106
	Table R-1	Table R-2	Table C-1	Table C-2	Table C-3	Table C-4	Table C-5	Table C-6
Atlantic	1.11	1.11	1.12	1.11	1.13	1.12	1.10	1.10
Bergen	1.15	1.16	1.17	1.17	1.18	1.18	1.16	1.17
Burlington	1.10	1.11	1.11	1.12	1.11	1.11	1.11	1.11
Camden	1.13	1.14	1.13	1.13	1.13	1.13	1.12	1.12
Cape May	1.12	1.11	1.12	1.13	1.13	1.12	1.11	1.12
Cumberland	1.12	1.10	1.13	1.12	1.15	1.13	1.10	1.11
Essex	1.15	1.16	1.16	1.17	1.17	1.16	1.16	1.16
Gloucester	1.15	1.16	1.16	1.14	1.16	1.15	1.13	1.13
Hudson	1.16	1.17	1.17	1.18	1.17	1.17	1.17	1.17
Hunterdon	1.14	1.14	1.15	1.15	1.16	1.15	1.14	1.14
Mercer	1.14	1.14	1.15	1.14	1.16	1.15	1.13	1.13
Middlesex	1.15	1.15	1.16	1.16	1.17	1.16	1.15	1.15
Monmouth	1.13	1.14	1.15	1.16	1.15	1.15	1.14	1.15
Morris	1.15	1.15	1.15	1.15	1.16	1.16	1.15	1.14
Ocean	1.13	1.14	1.14	1.13	1.15	1.14	1.11	1.12
Passaic	1.15	1.16	1.15	1.16	1.16	1.16	1.16	1.16
Salem	1.14	1.15	1.14	1.14	1.15	1.14	1.13	1.13
Somerset	1.14	1.14	1.15	1.16	1.15	1.15	1.15	1.15
Sussex	1.17	1.17	1.17	1.16	1.18	1.17	1.15	1.15
Union	1.15	1.15	1.15	1.16	1.16	1.15	1.15	1.15
Warren	1.14	1.14	1.14	1.14	1.14	1.14	1.14	1.13
State Average	1.14	1.14	1.15	1.15	1.15	1.15	1.14	1.14

NOTE: Union labor rates are used in computing all of the above conversion factors.

ADDED 1977

BUILDING REPLACEMENT COST CONVERSION FACTORS FOR OCTOBER 1978  
TO BE APPLIED TO 1975 NEW JERSEY MANUAL COSTS TO CONVERT TO 1978 COSTS

County	Residences		Apartments, Hotels Motels and Office Buildings		Commercial - Industrial Buildings			
	Wood Frame	Brick or Veneer	Masonry & Wood	Steel & Concrete	Wood Frame	Wood & Masonry	Steel & Masonry	Fire Resistant
			101,102 103,145	104,105 106	101,102 123,133	103,124 126,134 136	105,107,108 109,125,127 135,137	104,106
	Table R-1	Table R-2	Table C-1	Table C-2	Table C-3	Table C-4	Table C-5	Table C-6
Atlantic	1.21	1.21	1.20	1.21	1.20	1.20	1.20	1.20
Bergen	1.25	1.26	1.25	1.25	1.25	1.25	1.24	1.24
Burlington	1.19	1.19	1.20	1.21	1.20	1.20	1.19	1.19
Camden	1.22	1.22	1.21	1.21	1.22	1.21	1.20	1.20
Cape May	1.20	1.21	1.20	1.22	1.20	1.20	1.21	1.21
Cumberland	1.20	1.19	1.20	1.21	1.21	1.20	1.19	1.20
Essex	1.24	1.23	1.24	1.24	1.25	1.24	1.23	1.23
Gloucester	1.23	1.23	1.23	1.22	1.23	1.22	1.21	1.21
Hudson	1.25	1.26	1.25	1.26	1.25	1.25	1.25	1.26
Hunterdon	1.24	1.22	1.25	1.25	1.27	1.25	1.23	1.25
Mercer	1.21	1.21	1.22	1.21	1.22	1.22	1.20	1.20
Middlesex	1.22	1.23	1.23	1.23	1.23	1.23	1.22	1.22
Monmouth	1.23	1.22	1.24	1.24	1.24	1.24	1.22	1.22
Morris	1.24	1.24	1.24	1.23	1.25	1.24	1.22	1.22
Ocean	1.21	1.22	1.22	1.21	1.22	1.22	1.20	1.20
Passaic	1.23	1.24	1.24	1.25	1.25	1.24	1.24	1.24
Salem	1.23	1.22	1.22	1.22	1.23	1.22	1.21	1.21
Somerset	1.21	1.21	1.22	1.23	1.22	1.22	1.22	1.22
Sussex	1.24	1.24	1.24	1.24	1.25	1.24	1.23	1.22
Union	1.23	1.23	1.24	1.24	1.25	1.24	1.23	1.23
Warren	1.21	1.20	1.24	1.24	1.24	1.24	1.22	1.22
State Average	1.22	1.22	1.23	1.23	1.23	1.23	1.22	1.22

NOTE: Union labor rates are used in computing all of the above conversion factors.

BUILDING REPLACEMENT COST CONVERSION FACTORS FOR OCTOBER, 1979  
TO BE APPLIED TO 1975 NEW JERSEY MANUAL COSTS TO CONVERT TO 1979 COSTS

County	Residences		Apartments, Hotels Motels and Office Buildings		Commercial - Industrial Buildings			
	Wood Frame	Brick or Veneer	Masonry & Wood	Steel & Concrete	Wood Frame	Wood & Masonry	Steel & Masonry	Fire Resistant
			101,102 103,145	104,105 106	101,102 123,133	103,124 126,134 136	105,107,108 109,125,127 135,137	104,106
	Table R-1	Table R-2	Table C-1	Table C-2	Table C-3	Table C-4	Table C-5	Table C-6
Atlantic	1.30	1.32	1.30	1.32	1.30	1.30	1.32	1.32
Bergen	1.36	1.36	1.36	1.35	1.37	1.36	1.34	1.35
Burlington	1.30	1.31	1.30	1.32	1.30	1.31	1.32	1.32
Camden	1.30	1.31	1.30	1.31	1.30	1.30	1.31	1.30
Cape May	1.31	1.33	1.31	1.32	1.30	1.31	1.32	1.32
Cumberland	1.30	1.31	1.31	1.32	1.31	1.31	1.32	1.33
Essex	1.36	1.36	1.37	1.35	1.38	1.37	1.34	1.35
Gloucester	1.32	1.32	1.32	1.33	1.32	1.32	1.32	1.33
Hudson	1.36	1.37	1.37	1.36	1.37	1.37	1.35	1.36
Hunterdon	1.33	1.34	1.34	1.33	1.35	1.34	1.33	1.34
Mercer	1.34	1.34	1.34	1.33	1.35	1.34	1.32	1.33
Middlesex	1.35	1.35	1.36	1.34	1.38	1.36	1.33	1.35
Monmouth	1.34	1.34	1.35	1.33	1.36	1.35	1.32	1.33
Morris	1.34	1.34	1.35	1.34	1.36	1.35	1.33	1.34
Ocean	1.32	1.32	1.33	1.33	1.34	1.33	1.33	1.33
Passaic	1.35	1.35	1.35	1.34	1.37	1.36	1.33	1.34
Salem	1.33	1.34	1.33	1.33	1.34	1.33	1.33	1.33
Somerset	1.36	1.35	1.37	1.35	1.39	1.37	1.34	1.36
Sussex	1.35	1.37	1.35	1.33	1.36	1.33	1.33	1.33
Union	1.36	1.34	1.36	1.35	1.38	1.37	1.34	1.36
Warren	1.33	1.33	1.34	1.33	1.35	1.33	1.31	1.33
State Average	1.33	1.34	1.34	1.33	1.35	1.34	1.33	1.34

NOTE: Union labor rates are used in computing all of the above conversion factors.

BUILDING REPLACEMENT COST CONVERSION FACTORS FOR OCTOBER, 1980  
TO BE APPLIED TO 1975 NEW JERSEY MANUAL COSTS TO CONVERT TO 1980 COSTS

County	Residences		Apartments, Hotels Motels and Office Buildings		Commercial - Industrial Buildings			
	Wood Frame	Brick or Veneer	Masonry & Wood	Steel & Concrete	Wood Frame	Wood & Masonry	Steel & Masonry	Fire Resistant
			101,102 103,145	104,105 106	101,102 123,133	103,124 126,134 136	105,107,108 109,125,127 135,137	104,106
	Table R-1	Table R-2	Table C-1	Table C-2	Table C-3	Table C-4	Table C-5	Table C-6
Atlantic	1.38	1.42	1.38	1.42	1.36	1.36	1.43	1.42
Bergen	1.44	1.46	1.43	1.45	1.43	1.43	1.44	1.45
Burlington	1.38	1.41	1.38	1.43	1.36	1.38	1.43	1.43
Camden	1.38	1.41	1.38	1.42	1.36	1.38	1.43	1.43
Cape May	1.39	1.44	1.39	1.43	1.37	1.39	1.44	1.44
Cumberland	1.37	1.41	1.38	1.42	1.37	1.37	1.42	1.42
Essex	1.44	1.46	1.43	1.44	1.44	1.43	1.44	1.45
Gloucester	1.38	1.42	1.39	1.42	1.38	1.38	1.43	1.44
Hudson	1.43	1.46	1.43	1.44	1.43	1.44	1.44	1.45
Hunterdon	1.41	1.43	1.41	1.42	1.41	1.40	1.42	1.42
Mercer	1.43	1.44	1.42	1.42	1.42	1.42	1.42	1.43
Middlesex	1.43	1.45	1.43	1.43	1.44	1.42	1.43	1.44
Monmouth	1.41	1.43	1.42	1.42	1.42	1.42	1.42	1.43
Morris	1.43	1.45	1.43	1.44	1.43	1.43	1.43	1.44
Ocean	1.40	1.42	1.40	1.43	1.40	1.40	1.43	1.43
Passaic	1.44	1.46	1.44	1.44	1.43	1.43	1.44	1.45
Salem	1.40	1.43	1.40	1.43	1.40	1.40	1.43	1.43
Somerset	1.43	1.45	1.43	1.43	1.45	1.44	1.42	1.43
Sussex	1.44	1.46	1.42	1.42	1.42	1.42	1.42	1.42
Union	1.44	1.44	1.43	1.45	1.44	1.44	1.44	1.46
Warren	1.42	1.43	1.41	1.41	1.41	1.40	1.41	1.43
State <sup>47</sup> Average	1.41	1.44	1.41	1.43	1.41	1.41	1.43	1.44

NOTE: Union labor rates are used in computing all of the above conversion factors.

BUILDING REPLACEMENT COST CONVERSION FACTORS FOR OCTOBER, 1981  
TO BE APPLIED TO 1975 NEW JERSEY MANUAL COSTS TO CONVERT TO 1981 COSTS

County	Residences		Apartments, Hotels Motels and Office Buildings		Commercial - Industrial Buildings			
	Wood Frame	Brick or Veneer	Masonry & Wood	Steel & Concrete	Wood Frame	Wood & Masonry	Steel & Masonry	Fire Resistant
			101,102 103,145	104,105 106	101,102 123,133	103,124 126,134 136	105,107,108 109,125,127 135,137	104,106
	Table R-1	Table R-2	Table C-1	Table C-2	Table C-3	Table C-4	Table C-5	Table C-6
Atlantic	1.52	1.55	1.51	1.56	1.48	1.50	1.57	1.55
Bergen	1.55	1.60	1.55	1.57	1.52	1.54	1.58	1.58
Burlington	1.51	1.55	1.51	1.56	1.48	1.50	1.57	1.56
Camden	1.52	1.56	1.52	1.57	1.49	1.51	1.58	1.58
Cape May	1.53	1.57	1.52	1.56	1.49	1.51	1.57	1.56
Cumberland	1.50	1.54	1.51	1.55	1.48	1.50	1.55	1.55
Essex	1.56	1.58	1.55	1.56	1.54	1.55	1.56	1.57
Gloucester	1.52	1.56	1.52	1.56	1.48	1.51	1.57	1.57
Hudson	1.55	1.59	1.55	1.56	1.53	1.54	1.57	1.57
Hunterdon	1.54	1.58	1.54	1.55	1.52	1.53	1.55	1.55
Mercer	1.55	1.59	1.55	1.55	1.53	1.54	1.55	1.55
Middlesex	1.56	1.58	1.55	1.56	1.54	1.54	1.56	1.56
Monmouth	1.55	1.57	1.54	1.56	1.53	1.53	1.55	1.56
Morris	1.56	1.58	1.56	1.56	1.55	1.55	1.55	1.56
Ocean	1.53	1.55	1.53	1.57	1.50	1.52	1.57	1.56
Passaic	1.57	1.59	1.56	1.57	1.55	1.55	1.57	1.58
Salem	1.53	1.57	1.53	1.57	1.50	1.52	1.58	1.57
Somerset	1.56	1.58	1.56	1.56	1.55	1.55	1.55	1.56
Sussex	1.57	1.59	1.55	1.55	1.54	1.55	1.55	1.55
Union	1.55	1.57	1.54	1.56	1.53	1.54	1.55	1.56
Warren	1.56	1.58	1.55	1.54	1.54	1.54	1.54	1.55
State Average	1.54	1.57	1.54	1.56	1.52	1.53	1.56	1.56

NOTE: Union labor rates are used in computing all of the above conversion factors.

BUILDING REPLACEMENT COST CONVERSION FACTORS FOR OCTOBER, 1982  
TO BE APPLIED TO 1975 NEW JERSEY MANUAL COSTS TO CONVERT TO 1982 COSTS

County	Residences		Apartments, Hotels Motels and Office Buildings		Commercial - Industrial Buildings			
	Wood Frame	Brick or Veneer	Masonry & Wood	Steel & Concrete	Wood Frame	Wood & Masonry	Steel & Masonry	Fire Resistant
			101,102 103,145	104,105 106	101,102 123,133	103,124 126,134 136	105,107,108 109,125,127 135,137	104,106
	Table R-1	Table R-2	Table C-1	Table C-2	Table C-3	Table C-4	Table C-5	Table C-6
Atlantic	1.59	1.64	1.59	1.65	1.55	1.57	1.68	1.65
Bergen	1.62	1.68	1.63	1.67	1.59	1.61	1.69	1.67
Burlington	1.59	1.65	1.60	1.66	1.55	1.58	1.68	1.66
Camden	1.60	1.65	1.60	1.66	1.56	1.59	1.68	1.66
Cape May	1.59	1.66	1.60	1.65	1.55	1.59	1.69	1.67
Cumberland	1.58	1.63	1.60	1.66	1.56	1.58	1.67	1.65
Essex	1.62	1.66	1.62	1.67	1.61	1.61	1.66	1.65
Gloucester	1.61	1.65	1.61	1.66	1.57	1.60	1.68	1.66
Hudson	1.64	1.67	1.64	1.68	1.62	1.63	1.69	1.69
Hunterdon	1.60	1.66	1.62	1.66	1.58	1.60	1.67	1.66
Mercer	1.62	1.67	1.63	1.65	1.60	1.61	1.65	1.65
Middlesex	1.63	1.66	1.63	1.66	1.61	1.62	1.67	1.67
Monmouth	1.62	1.67	1.62	1.66	1.61	1.61	1.66	1.67
Morris	1.63	1.67	1.63	1.66	1.60	1.63	1.66	1.65
Ocean	1.59	1.62	1.60	1.67	1.55	1.60	1.65	1.67
Passaic	1.64	1.70	1.65	1.68	1.61	1.63	1.68	1.68
Salem	1.61	1.66	1.62	1.66	1.58	1.60	1.69	1.68
Somerset	1.63	1.67	1.63	1.67	1.61	1.63	1.66	1.67
Sussex	1.63	1.70	1.64	1.65	1.61	1.63	1.67	1.65
Union	1.62	1.67	1.63	1.66	1.60	1.62	1.66	1.66
Warren	1.61	1.64	1.62	1.63	1.61	1.61	1.63	1.63
State Average	1.61	1.66	1.62	1.66	1.59	1.61	1.67	1.66

NOTE: Union labor rates are used in computing all of the above conversion factors.



BUILDING REPLACEMENT COST CONVERSION FACTORS FOR OCTOBER, 1983  
TO BE APPLIED TO 1975 NEW JERSEY MANUAL COSTS TO CONVERT TO 1983 COSTS

County	Residences		Apartments, Hotels Motels and Office Buildings		Commercial - Industrial Buildings			
	Wood Frame	Brick or Veneer	Masonry & Wood	Steel & Concrete	Wood Frame	Wood & Masonry	Steel & Masonry	Fire Resistant
			101,102 103,145	104,105 106	101,102 123,133	103,124 126,134 136	105,107,108 109,125,127 135,137	104,106
	Table R-1	Table R-2	Table C-1	Table C-2	Table C-3	Table C-4	Table C-5	Table C-6
Atlantic	1.69	1.75	1.69	1.70	1.66	1.68	1.74	1.70
Bergen	1.73	1.81	1.75	1.76	1.71	1.73	1.76	1.76
Burlington	1.69	1.75	1.70	1.71	1.66	1.68	1.74	1.71
Camden	1.70	1.76	1.71	1.71	1.68	1.69	1.74	1.71
Cape May	1.69	1.78	1.71	1.73	1.67	1.70	1.74	1.73
Cumberland	1.68	1.74	1.69	1.71	1.66	1.67	1.73	1.70
Essex	1.71	1.75	1.72	1.73	1.70	1.71	1.73	1.73
Gloucester	1.69	1.76	1.70	1.72	1.66	1.68	1.73	1.72
Hudson	1.72	1.80	1.74	1.75	1.71	1.72	1.76	1.76
Hunterdon	1.69	1.74	1.71	1.73	1.68	1.70	1.74	1.74
Mercer	1.71	1.77	1.72	1.72	1.69	1.70	1.73	1.72
Middlesex	1.73	1.79	1.74	1.74	1.71	1.72	1.75	1.75
Monmouth	1.71	1.77	1.72	1.73	1.69	1.71	1.73	1.73
Morris	1.72	1.77	1.73	1.73	1.71	1.72	1.73	1.73
Ocean	1.70	1.76	1.71	1.73	1.67	1.70	1.74	1.73
Passaic	1.74	1.79	1.75	1.76	1.72	1.73	1.76	1.77
Salem	1.70	1.76	1.70	1.72	1.67	1.69	1.74	1.73
Somerset	1.71	1.75	1.72	1.73	1.69	1.71	1.73	1.73
Sussex	1.73	1.79	1.74	1.74	1.71	1.72	1.74	1.74
Union	1.71	1.76	1.72	1.74	1.70	1.71	1.74	1.74
Warren	1.69	1.73	1.70	1.71	1.67	1.68	1.74	1.70
State Average	1.71	1.77	1.72	1.73	1.69	1.70	1.74	1.73

NOTE: Union labor rates are used in computing all of the above conversion factors.

BUILDING REPLACEMENT COST CONVERSION FACTORS FOR OCTOBER, 1984  
TO BE APPLIED TO 1975 NEW JERSEY MANUAL COSTS TO CONVERT TO 1984 COSTS

County	Residences		Apartments, Hotels Motels and Office Buildings		Commercial - Industrial Buildings			
	Wood Frame	Brick or Veneer	Masonry & Wood	Steel & Concrete	Wood Frame	Wood & Masonry	Steel & Masonry	Fire Resistant
			101,102 103,145	104,105 106	101,102 123,133	103,124 126,134 136	105,107,108 109,125,127 135,137	104,106
	Table R-1	Table R-2	Table C-1	Table C-2	Table C-3	Table C-4	Table C-5	Table C-6
Atlantic	1.78	1.86	1.79	1.82	1.74	1.77	1.84	1.83
Bergen	1.79	1.88	1.81	1.85	1.77	1.79	1.86	1.87
Burlington	1.76	1.83	1.77	1.81	1.73	1.75	1.82	1.82
Camden	1.76	1.83	1.77	1.80	1.74	1.75	1.81	1.81
Cape May	1.77	1.88	1.79	1.83	1.74	1.77	1.84	1.84
Cumberland	1.77	1.83	1.78	1.81	1.75	1.77	1.82	1.81
Essex	1.77	1.82	1.79	1.83	1.76	1.77	1.83	1.84
Gloucester	1.75	1.85	1.77	1.79	1.72	1.74	1.82	1.81
Hudson	1.79	1.88	1.82	1.85	1.77	1.80	1.86	1.86
Hunterdon	1.76	1.83	1.78	1.82	1.74	1.76	1.83	1.83
Mercer	1.77	1.86	1.80	1.82	1.76	1.78	1.83	1.84
Middlesex	1.79	1.87	1.81	1.84	1.77	1.79	1.84	1.85
Monmouth	1.77	1.85	1.80	1.83	1.75	1.78	1.84	1.85
Morris	1.79	1.85	1.82	1.84	1.79	1.80	1.83	1.84
Ocean	1.77	1.84	1.79	1.83	1.75	1.77	1.84	1.83
Passaic	1.80	1.87	1.81	1.85	1.78	1.79	1.86	1.87
Salem	1.76	1.84	1.78	1.80	1.73	1.75	1.82	1.81
Somerset	1.77	1.84	1.79	1.82	1.75	1.77	1.83	1.83
Sussex	1.79	1.87	1.81	1.83	1.77	1.79	1.84	1.85
Union	1.77	1.83	1.78	1.82	1.76	1.77	1.83	1.83
Warren	1.75	1.82	1.76	1.79	1.73	1.74	1.80	1.80
State Average	1.77	1.85	1.79	1.82	1.75	1.77	1.83	1.83

NOTE: Union labor rates are used in computing all of the above conversion factors.

**BUILDING REPLACEMENT COST CONVERSION FACTORS FOR OCTOBER, 1985  
TO BE APPLIED TO 1975 NEW JERSEY MANUAL COSTS TO CONVERT TO 1985 COSTS**

County	Residences		Apartments, Hotels Hotels and Office Buildings		Commercial - Industrial Buildings			
	Wood Frame	Brick or Veneer	Masonry & Wood	Steel & Concrete	Wood Frame	Wood & Masonry	Steel & Masonry	Fire Resistant
			101,102 103,145	104,105 106	101,102 123,133	103,124 126,134 136	105,107,108 109,125,127 135,137	104,106
	Table R-1	Table R-2	Table C-1	Table C-2	Table C-3	Table C-4	Table C-5	Table C-6
ATLANTIC	1.87	1.96	1.87	1.89	1.83	1.85	1.91	1.89
BERGEN	1.87	1.96	1.91	1.94	1.86	1.88	1.95	1.97
BURLINGTON	1.85	1.93	1.86	1.88	1.82	1.84	1.89	1.89
CAMDEN	1.84	1.92	1.85	1.87	1.81	1.82	1.88	1.87
CAPE MAY	1.85	1.94	1.86	1.90	1.81	1.83	1.91	1.91
CUMBERLAND	1.83	1.90	1.85	1.88	1.81	1.84	1.89	1.88
ESSEX	1.85	1.93	1.89	1.92	1.85	1.86	1.92	1.94
GLOUCESTER	1.83	1.91	1.85	1.85	1.81	1.82	1.89	1.87
HUDSON	1.87	1.95	1.91	1.95	1.87	1.89	1.95	1.97
HUNTERDON	1.85	1.92	1.87	1.92	1.84	1.86	1.93	1.92
MERCER	1.87	1.95	1.89	1.91	1.86	1.87	1.91	1.93
MIDDLESEX	1.86	1.94	1.89	1.92	1.86	1.87	1.92	1.93
MONMOUTH	1.86	1.93	1.88	1.91	1.84	1.86	1.91	1.92
MORRIS	1.88	1.94	1.91	1.93	1.88	1.89	1.93	1.95
OCEAN	1.85	1.93	1.88	1.90	1.84	1.85	1.91	1.90
PASSAIC	1.86	1.94	1.90	1.94	1.86	1.88	1.94	1.97
SALEM	1.84	1.91	1.85	1.87	1.81	1.82	1.89	1.88
SOMERSET	1.84	1.91	1.87	1.91	1.84	1.85	1.91	1.92
SUSSEX	1.86	1.93	1.89	1.92	1.86	1.87	1.91	1.93
UNION	1.86	1.94	1.89	1.92	1.86	1.87	1.92	1.94
WARREN	1.83	1.91	1.86	1.88	1.82	1.83	1.88	1.89
STATE AVERAGE	1.85	1.93	1.88	1.91	1.84	1.85	1.91	1.92

**NOTE:** Union labor rates are used in computing all of the above conversion factors.

BUILDING REPLACEMENT COST CONVERSION FACTORS FOR OCTOBER, 1986  
TO BE APPLIED TO 1975 NEW JERSEY MANUAL COSTS TO CONVERT TO 1986 COSTS

County	Residences		Apartments, Hotels Motels and Office Buildings		Commercial - Industrial Buildings			
	Wood Frame	Brick or Veneer	Masonry & Wood	Steel & Concrete	Wood Frame	Wood & Masonry	Steel & Masonry	Fire Resistant
			101.102 103.145	104.105 106	101.102 123.133	103.124 126.134 135	105.107.108 109.125.127 135.137	104.106
	Table R-1	Table R-2	Table C-1	Table C-2	Table C-3	Table C-4	Table C-5	Table C-6
ATLANTIC	1.96	2.05	1.98	1.96	1.94	1.94	1.96	1.98
BERGEN	1.96	2.05	2.00	2.02	1.96	1.97	2.02	2.05
BURLINGTON	1.94	2.02	1.95	1.94	1.92	1.92	1.94	1.96
CAMDEN	1.93	2.01	1.95	1.94	1.92	1.92	1.93	1.96
CAPE MAY	1.94	2.04	1.96	1.95	1.92	1.93	1.95	1.97
CUMBERLAND	1.91	1.99	1.94	1.93	1.91	1.91	1.93	1.95
ESSEX	1.96	2.03	2.00	2.02	1.97	1.97	2.01	2.04
GLOUCESTER	1.92	2.00	1.94	1.93	1.91	1.91	1.93	1.96
HUDSON	1.97	2.06	2.01	2.03	1.97	1.98	2.03	2.06
HUNTERDON	1.94	2.03	1.98	2.00	1.94	1.95	2.00	2.03
MERCER	1.95	2.03	1.98	1.97	1.94	1.95	1.97	1.99
MIDDLESEX	1.94	2.02	1.98	1.99	1.95	1.95	1.99	2.01
MONMOUTH	1.94	2.02	1.97	1.98	1.94	1.95	1.99	2.00
MORRIS	1.96	2.04	2.00	2.00	1.97	1.97	2.00	2.03
OCEAN	1.94	2.02	1.97	1.96	1.93	1.94	1.96	1.98
PASSAIC	1.96	2.04	2.01	2.02	1.97	1.98	2.02	2.05
SALEM	1.92	2.00	1.94	1.93	1.90	1.91	1.93	1.95
SOMERSET	1.93	2.00	1.97	1.98	1.94	1.94	1.98	2.00
SUSSEX	1.94	2.02	1.98	1.99	1.95	1.95	1.98	2.00
UNION	1.96	2.04	2.01	2.02	1.98	1.98	2.01	2.05
WARREN	1.92	2.00	1.96	1.97	1.93	1.93	1.96	1.98
STATE AVERAGE	1.94	2.02	1.98	1.98	1.94	1.95	1.98	2.00

NOTE: Union labor rates are used in computing all of the above conversion factors.

BUILDING REPLACEMENT COST CONVERSION FACTORS FOR OCTOBER, 1987  
TO BE APPLIED TO 1975 NEW JERSEY MANUAL COSTS TO CONVERT TO 1987 COSTS

County	Residences		Apartments, Hotels Motels and Office Buildings		Commercial - Industrial Buildings			
	Wood Frame	Brick or Veneer	Masonry & Wood	Steel & Concrete	Wood Frame	Wood & Masonry	Steel & Masonry	Fire Resistant
			101,102 103,145	104,105 106	101,102 123,133	103,124 126,134 136	105,107,108 109,125,127 135,137	104,106
	Table R-1	Table R-2	Table C-1	Table C-2	Table C-3	Table C-4	Table C-5	Table C-6
ATLANTIC	2.04	2.14	2.06	2.03	2.02	2.02	2.03	2.06
BERGEN	2.05	2.16	2.10	2.08	2.06	2.06	2.07	2.12
BURLINGTON	2.00	2.10	2.03	2.01	1.99	2.00	2.01	2.03
CAMDEN	2.00	2.09	2.02	2.00	1.99	1.99	1.99	2.02
CAPE MAY	2.02	2.13	2.04	2.01	1.99	2.00	2.02	2.04
CUMBERLAND	2.00	2.09	2.02	2.00	1.98	1.99	2.00	2.02
ESSEX	2.03	2.12	2.07	2.07	2.04	2.04	2.07	2.11
GLOUCESTER	1.99	2.08	2.01	1.99	1.98	1.98	1.99	2.02
HUDSON	2.05	2.15	2.09	2.10	2.06	2.06	2.10	2.14
HUNTERDON	2.02	2.13	2.06	2.06	2.02	2.03	2.06	2.09
MERCER	2.03	2.12	2.05	2.03	2.02	2.03	2.04	2.06
MIDDLESEX	2.02	2.12	2.06	2.05	2.02	2.03	2.05	2.08
MONMOUTH	2.02	2.11	2.05	2.05	2.01	2.02	2.05	2.07
MORRIS	2.03	2.11	2.07	2.06	2.04	2.04	2.05	2.09
OCEAN	2.01	2.11	2.05	2.04	2.01	2.02	2.04	2.06
PASSAIC	2.04	2.14	2.09	2.09	2.05	2.05	2.08	2.12
SALEM	1.99	2.08	2.01	2.00	1.98	1.98	2.00	2.03
SOMERSET	2.02	2.11	2.06	2.05	2.02	2.03	2.04	2.07
SUSSEX	2.02	2.12	2.06	2.05	2.03	2.03	2.05	2.07
UNION	2.03	2.12	2.08	2.08	2.06	2.05	2.07	2.11
WARREN	1.99	2.08	2.03	2.02	1.99	1.99	2.02	2.04
STATE AVERAGE	2.02	2.11	2.05	2.04	2.02	2.02	2.04	2.07

NOTE: Union labor rates are used in computing all of the above conversion factors.

BUILDING REPLACEMENT COST CONVERSION FACTORS FOR OCTOBER, 1988  
TO BE APPLIED TO 1975 NEW JERSEY MANUAL COSTS TO CONVERT TO 1988 COSTS

County	Residences		Apartments, Hotels Motels and Office Buildings		Commercial - Industrial Buildings			
	Wood Frame	Brick or Veneer	Masonry & Wood	Steel & Concrete	Wood Frame	Wood & Masonry	Steel & Masonry	Fire Resistant
			101.102 103.145	104.105 106	101.102 123.133	103.124 126.134 136	105.107.108 109.125.127 135.137	104.106
	Table R-1	Table R-2	Table C-1	Table C-2	Table C-3	Table C-4	Table C-5	Table C-6
ATLANTIC	2.13	2.23	2.15	2.13	2.11	2.12	2.13	2.16
BERGEN	2.15	2.26	2.21	2.20	2.17	2.17	2.18	2.24
BURLINGTON	2.10	2.19	2.13	2.12	2.10	2.10	2.11	2.14
CAMDEN	2.09	2.18	2.13	2.11	2.10	2.09	2.10	2.14
CAPE MAY	2.12	2.23	2.15	2.13	2.11	2.11	2.13	2.16
CUMBERLAND	2.09	2.18	2.13	2.11	2.09	2.09	2.10	2.14
ESSEX	2.12	2.21	2.18	2.19	2.15	2.15	2.18	2.23
GLOUCESTER	2.08	2.17	2.12	2.11	2.09	2.08	2.10	2.13
HUDSON	2.16	2.27	2.22	2.22	2.18	2.18	2.22	2.26
HUNTERDON	2.11	2.22	2.17	2.18	2.13	2.14	2.17	2.21
MERCER	2.12	2.21	2.16	2.14	2.13	2.13	2.14	2.17
MIDDLESEX	2.11	2.21	2.15	2.15	2.12	2.12	2.14	2.18
MONMOUTH	2.11	2.20	2.15	2.15	2.12	2.12	2.14	2.18
MORRIS	2.14	2.22	2.17	2.17	2.15	2.15	2.16	2.21
OCEAN	2.11	2.20	2.15	2.14	2.12	2.12	2.13	2.17
PASSAIC	2.13	2.24	2.19	2.20	2.15	2.16	2.19	2.24
SALEM	2.08	2.17	2.12	2.11	2.09	2.08	2.10	2.14
SOMERSET	2.12	2.20	2.17	2.16	2.14	2.14	2.15	2.18
SUSSEX	2.12	2.21	2.17	2.16	2.12	2.14	2.16	2.19
UNION	2.11	2.21	2.18	2.18	2.15	2.14	2.17	2.22
WARREN	2.08	2.17	2.13	2.12	2.09	2.09	2.11	2.13
STATE AVERAGE	2.11	2.21	2.16	2.15	2.12	2.12	2.14	2.18

NOTE: Union labor rates are used in computing all of the above conversion factors

BUILDING REPLACEMENT COST CONVERSION FACTORS FOR OCTOBER, 1989  
TO BE APPLIED TO 1975 NEW JERSEY MANUAL COSTS TO CONVERT TO 1989 COSTS

County	Residences		Apartments, Hotels Motels and Office Buildings		Commercial - Industrial Buildings			
	Wood Frame	Brick or Veneer	Masonry & Wood	Steel & Concrete	Wood Frame	Wood & Masonry	Steel & Masonry	Fire Resistant
			101,102 103,145	104,105 106	101,102 123,133	103,124 126,134 136	105,107,108 109,125,127 135,137	104,106
	Table R-1	Table R-2	Table C-1	Table C-2	Table C-3	Table C-4	Table C-5	Table C-6
ATLANTIC	2.20	2.31	2.24	2.21	2.19	2.20	2.20	2.23
BERGEN	2.23	2.34	2.29	2.27	2.25	2.25	2.25	2.31
BURLINGTON	2.17	2.27	2.22	2.19	2.18	2.18	2.17	2.21
CAMDEN	2.18	2.26	2.22	2.19	2.19	2.18	2.17	2.21
CAPE MAY	2.20	2.31	2.24	2.21	2.19	2.20	2.20	2.23
CUMBERLAND	2.17	2.26	2.21	2.19	2.18	2.17	2.17	2.21
ESSEX	2.21	2.31	2.27	2.26	2.24	2.23	2.23	2.29
GLOUCESTER	2.16	2.25	2.20	2.18	2.17	2.17	2.16	2.20
HUDSON	2.25	2.35	2.30	2.29	2.27	2.27	2.27	2.32
HUNTERDON	2.19	2.31	2.26	2.24	2.22	2.21	2.22	2.27
MERCER	2.21	2.31	2.27	2.24	2.24	2.23	2.21	2.26
MIDDLESEX	2.20	2.29	2.25	2.23	2.22	2.21	2.20	2.25
MONMOUTH	2.19	2.28	2.24	2.21	2.20	2.20	2.19	2.23
MORRIS	2.22	2.30	2.27	2.25	2.25	2.24	2.22	2.27
OCEAN	2.18	2.28	2.23	2.21	2.20	2.20	2.19	2.23
PASSAIC	2.21	2.32	2.27	2.26	2.24	2.23	2.24	2.30
SALEM	2.16	2.25	2.20	2.18	2.17	2.16	2.16	2.20
SOMERSET	2.20	2.29	2.26	2.23	2.23	2.22	2.20	2.25
SUSSEX	2.20	2.30	2.25	2.23	2.22	2.22	2.21	2.25
UNION	2.20	2.30	2.27	2.25	2.24	2.23	2.22	2.28
WARREN	2.17	2.27	2.23	2.19	2.19	2.18	2.15	2.20
STATE AVERAGE	2.20	2.29	2.25	2.22	2.21	2.21	2.20	2.25

NOTE: Union labor rates are used in computing all of the above conversion factors

BUILDING REPLACEMENT COST CONVERSION FACTORS FOR OCTOBER, 1990  
TO BE APPLIED TO 1975 NEW JERSEY MANUAL COSTS TO CONVERT TO 1990 COSTS

County	Residences		Apartments, Hotels Motels and Office Buildings		Commercial - Industrial Buildings			
	Wood Frame	Brick or Veneer	Masonry & Wood	Steel & Concrete	Wood Frame	Wood & Masonry	Steel & Masonry	Fire Resistant
	Table R-1	Table R-2	Table C-1	Table C-2	Table C-3	Table C-4	Table C-5	Table C-6
			101,102 103,145	104,105 106	101,102 123,133	103,124 126,134 136	105,107,108 109,125,127 135,137	104,106
ATLANTIC	2.27	2.39	2.31	2.28	2.26	2.27	2.27	2.31
BERGEN	2.31	2.42	2.37	2.35	2.34	2.33	2.32	2.38
BURLINGTON	2.25	2.35	2.30	2.26	2.26	2.26	2.24	2.28
CAMDEN	2.25	2.34	2.30	2.26	2.27	2.26	2.23	2.28
CAPE MAY	2.28	2.40	2.32	2.28	2.27	2.28	2.27	2.31
CUMBERLAND	2.25	2.34	2.30	2.26	2.26	2.25	2.24	2.28
ESSEX	2.29	2.39	2.36	2.33	2.32	2.31	2.30	2.37
GLOUCESTER	2.24	2.33	2.28	2.25	2.25	2.24	2.23	2.27
HUDSON	2.33	2.44	2.39	2.37	2.35	2.35	2.34	2.40
HUNTERDON	2.28	2.40	2.34	2.32	2.30	2.30	2.29	2.34
MERCER	2.29	2.39	2.34	2.29	2.31	2.30	2.26	2.31
MIDDLESEX	2.29	2.38	2.34	2.31	2.31	2.30	2.28	2.33
MONMOUTH	2.24	2.35	2.28	2.27	2.23	2.24	2.25	2.29
MORRIS	2.30	2.40	2.36	2.32	2.33	2.32	2.29	2.35
OCEAN	2.27	2.38	2.32	2.29	2.29	2.28	2.27	2.31
PASSAIC	2.29	2.40	2.36	2.34	2.32	2.31	2.31	2.37
SALEM	2.24	2.33	2.28	2.25	2.25	2.24	2.23	2.27
SOMERSET	2.29	2.38	2.34	2.31	2.31	2.30	2.28	2.33
SUSSEX	2.27	2.37	2.33	2.29	2.29	2.28	2.26	2.31
UNION	2.28	2.39	2.35	2.33	2.32	2.31	2.29	2.36
WARREN	2.25	2.35	2.30	2.25	2.26	2.25	2.22	2.27
STATE AVERAGE	2.27	2.38	2.33	2.30	2.29	2.28	2.27	2.32

NOTE: Union labor rates are used in computing all of the above conversion factors



BUILDING REPLACEMENT COST CONVERSION FACTORS FOR OCTOBER, 1991  
TO BE APPLIED TO 1975 NEW JERSEY MANUAL COSTS TO CONVERT TO 1991 COSTS

County	Residences		Apartments, Hotels Motels and Office Buildings		Commercial - Industrial Buildings			
	Wood Frame	Brick or Veneer	Masonry & Wood	Steel & Concrete	Wood Frame	Wood & Masonry	Steel & Masonry	Fire Resistant
			101,102 103,145	104,105 106	101,102 123,133	103,124 126,134 136	105,107,108 109,125,127 135,137	104,106
	Table R-1	Table R-2	Table C-1	Table C-2	Table C-3	Table C-4	Table C-5	Table C-6
ATLANTIC	2.34	2.46	2.37	2.32	2.32	2.32	2.30	2.35
BERGEN	2.36	2.48	2.43	2.42	2.38	2.38	2.39	2.45
BURLINGTON	2.32	2.43	2.36	2.31	2.31	2.31	2.29	2.33
CAMDEN	2.32	2.42	2.35	2.30	2.31	2.30	2.28	2.32
CAPE MAY	2.34	2.46	2.37	2.32	2.32	2.32	2.30	2.35
CUMBERLAND	2.32	2.43	2.36	2.31	2.31	2.31	2.29	2.33
ESSEX	2.35	2.45	2.41	2.40	2.37	2.36	2.37	2.44
GLOUCESTER	2.31	2.41	2.34	2.30	2.30	2.29	2.28	2.32
HUDSON	2.38	2.50	2.45	2.43	2.40	2.40	2.41	2.47
HUNTERDON	2.33	2.45	2.40	2.39	2.35	2.35	2.36	2.41
MERCER	2.34	2.44	2.39	2.34	2.35	2.34	2.32	2.36
MIDDLESEX	2.34	2.44	2.39	2.37	2.35	2.35	2.35	2.40
MONMOUTH	2.33	2.44	2.38	2.36	2.33	2.33	2.34	2.38
MORRIS	2.36	2.46	2.42	2.39	2.38	2.37	2.36	2.42
OCEAN	2.33	2.44	2.37	2.32	2.32	2.32	2.29	2.34
PASSAIC	2.39	2.52	2.45	2.43	2.39	2.40	2.42	2.47
SALEM	2.31	2.41	2.34	2.30	2.30	2.29	2.28	2.32
SOMERSET	2.34	2.44	2.40	2.38	2.36	2.35	2.35	2.40
SUSSEX	2.33	2.44	2.39	2.37	2.34	2.34	2.34	2.39
UNION	2.34	2.45	2.41	2.40	2.37	2.36	2.37	2.43
WARREN	2.30	2.41	2.35	2.31	2.31	2.29	2.28	2.33
STATE AVERAGE	2.34	2.45	2.39	2.36	2.34	2.34	2.33	2.38

NOTE: Union labor rates are used in computing all of the above conversion factors

BUILDING REPLACEMENT COST CONVERSION FACTORS FOR OCTOBER, 1992  
TO BE APPLIED TO 1975 NEW JERSEY MANUAL COSTS TO CONVERT TO 1992 COSTS

COUNTY	RESIDENCES		APARTMENTS, HOTELS MOTELS AND OFFICE BUILDINGS		COMMERCIAL - INDUSTRIAL BUILDINGS			
	WOOD FRAME	BRICK OR VENEER	MASONRY & WOOD	STEEL & CONCRETE	WOOD FRAME	WOOD & MASONRY	STEEL & MASONRY	FIRE RESISTANT
			101,102 103,145	104,105 106	101,102 123,133	103,124 126,134 136	105,107,108 109,125,127 135,137	104,106
	TABLE R-1	TABLE R-2	TABLE C-1	TABLE C-2	TABLE C-3	TABLE C-4	TABLE C-5	TABLE C-6
ATLANTIC	2.43	2.54	2.46	2.36	2.42	2.40	2.33	2.39
BERGEN	2.45	2.56	2.51	2.45	2.48	2.46	2.41	2.48
BURLINGTON	2.42	2.51	2.44	2.35	2.42	2.39	2.31	2.37
CAMDEN	2.41	2.50	2.44	2.34	2.41	2.39	2.31	2.37
CAPE MAY	2.43	2.54	2.46	2.36	2.42	2.40	2.33	2.39
CUMBERLAND	2.42	2.51	2.44	2.35	2.41	2.39	2.32	2.38
ESSEX	2.45	2.54	2.50	2.44	2.47	2.45	2.40	2.47
GLOUCESTER	2.40	2.49	2.43	2.34	2.40	2.38	2.30	2.36
HUDSON	2.48	2.58	2.54	2.47	2.51	2.48	2.43	2.51
HUNTERDON	2.43	2.55	2.49	2.42	2.45	2.43	2.38	2.45
MERCER	2.44	2.53	2.48	2.39	2.45	2.43	2.35	2.40
MIDDLESEX	2.44	2.53	2.48	2.41	2.46	2.43	2.37	2.43
MONMOUTH	2.43	2.53	2.47	2.40	2.44	2.42	2.36	2.42
MORRIS	2.46	2.54	2.51	2.43	2.48	2.46	2.39	2.46
OCEAN	2.43	2.53	2.47	2.39	2.43	2.41	2.35	2.41
PASSAIC	2.44	2.54	2.50	2.44	2.47	2.44	2.44	2.49
SALEM	2.40	2.49	2.43	2.34	2.40	2.37	2.30	2.36
SOMERSET	2.44	2.52	2.49	2.41	2.46	2.43	2.37	2.43
SUSSEX	2.43	2.52	2.48	2.40	2.45	2.42	2.36	2.42
UNION	2.44	2.53	2.50	2.44	2.48	2.45	2.39	2.46
WARREN	2.39	2.49	2.44	2.35	2.41	2.37	2.29	2.36
STATE AVERAGE	2.43	2.53	2.47	2.39	2.44	2.42	2.36	2.42

NOTE: Union labor rates are used in computing all of the above conversion factors

BUILDING REPLACEMENT COST CONVERSION FACTORS FOR OCTOBER, 1993  
TO BE APPLIED TO 1975 NEW JERSEY MANUAL COSTS TO CONVERT TO 1993 COSTS

COUNTY	RESIDENCES		APARTMENTS, HOTELS MOTELS AND OFFICE BUILDINGS		COMMERCIAL - INDUSTRIAL BUILDINGS			
	WOOD FRAME	BRICK OR VENEER	MASONRY & WOOD	STEEL & CONCRETE	WOOD FRAME	WOOD & MASONRY	STEEL & MASONRY	FIRE RESISTANT
			101,102 103,145	104,105 106	101,102 123,133	103,124 126,134 136	105,107,108 109,125,127 135,137	104,106
	TABLE R-1	TABLE R-2	TABLE C-1	TABLE C-2	TABLE C-3	TABLE C-4	TABLE C-5	TABLE C-6
ATLANTIC	2.52	2.63	2.55	2.45	2.52	2.50	2.41	2.48
BERGEN	2.54	2.65	2.61	2.53	2.58	2.55	2.49	2.57
BURLINGTON	2.50	2.60	2.54	2.45	2.51	2.49	2.42	2.48
CAMDEN	2.50	2.59	2.54	2.43	2.51	2.48	2.39	2.46
CAPE MAY	2.52	2.63	2.55	2.45	2.52	2.49	2.41	2.47
CUMBERLAND	2.51	2.61	2.54	2.44	2.51	2.49	2.40	2.47
ESSEX	2.54	2.63	2.60	2.52	2.57	2.54	2.48	2.56
GLOUCESTER	2.49	2.59	2.53	2.43	2.50	2.47	2.39	2.46
HUDSON	2.57	2.67	2.63	2.56	2.60	2.58	2.51	2.59
HUNTERDON	2.52	2.63	2.58	2.50	2.55	2.52	2.46	2.53
MERCER	2.56	2.65	2.58	2.50	2.55	2.53	2.45	2.51
MIDDLESEX	2.53	2.62	2.59	2.51	2.56	2.53	2.47	2.53
MONMOUTH	2.52	2.61	2.56	2.49	2.53	2.51	2.45	2.50
MORRIS	2.55	2.64	2.61	2.52	2.58	2.55	2.47	2.54
OCEAN	2.53	2.63	2.57	2.48	2.54	2.51	2.43	2.49
PASSAIC	2.52	2.62	2.59	2.52	2.55	2.53	2.48	2.55
SALEM	2.48	2.58	2.52	2.42	2.49	2.46	2.38	2.45
SOMERSET	2.54	2.63	2.59	2.51	2.57	2.54	2.46	2.53
SUSSEX	2.53	2.63	2.58	2.50	2.55	2.53	2.46	2.52
UNION	2.53	2.63	2.60	2.52	2.57	2.54	2.48	2.55
WARREN	2.47	2.56	2.52	2.42	2.49	2.45	2.36	2.43
STATE AVERAGE	2.52	2.62	2.57	2.48	2.54	2.52	2.44	2.51

NOTE: Union labor rates are used in computing all of the above conversion factors

BUILDING REPLACEMENT COST CONVERSION FACTORS FOR OCTOBER, 1994  
TO BE APPLIED TO 1975 NEW JERSEY MANUAL COSTS TO CONVERT TO 1994 COSTS

COUNTY	RESIDENCES		APARTMENTS, HOTELS MOTELS AND OFFICE BUILDINGS	COMMERCIAL - INDUSTRIAL BUILDINGS				
	WOOD FRAME	BRICK OR VENEER	MASONRY & WOOD	STEEL & CONCRETE	WOOD FRAME	WOOD & MASONRY	STEEL & MASONRY	FIRE RESISTANT
			101,102 103,145	104,105 106	101,102 123,133	103,124 126,134 136	105,107,108; 109,125,127; 135,137	104,106
	TABLE R-1	TABLE R-2	TABLE C-1	TABLE C-2	TABLE C-3	TABLE C-4	TABLE C-5	TABLE C-6
ATLANTIC	2.60	2.70	2.62	2.51	2.60	2.56	2.45	2.53
BERGEN	2.63	2.72	2.69	2.60	2.67	2.63	2.55	2.63
BURLINGTON	2.61	2.70	2.65	2.55	2.63	2.60	2.52	2.58
CAMDEN	2.57	2.65	2.61	2.49	2.60	2.55	2.44	2.51
CAPE MAY	2.60	2.70	2.63	2.52	2.60	2.57	2.48	2.54
CUMBERLAND	2.63	2.70	2.67	2.54	2.66	2.61	2.49	2.56
ESSEX	2.63	2.71	2.68	2.60	2.67	2.63	2.54	2.63
GLOUCESTER	2.58	2.66	2.61	2.50	2.59	2.55	2.45	2.52
HUDSON	2.64	2.73	2.70	2.61	2.68	2.64	2.55	2.64
HUNTERDON	2.60	2.70	2.66	2.56	2.63	2.60	2.51	2.59
MERCER	2.62	2.71	2.66	2.55	2.64	2.60	2.50	2.56
MIDDLESEX	2.61	2.69	2.66	2.56	2.64	2.60	2.51	2.58
MONMOUTH	2.60	2.69	2.65	2.55	2.62	2.59	2.50	2.56
MORRIS	2.60	2.67	2.65	2.55	2.63	2.59	2.50	2.57
OCEAN	2.61	2.70	2.65	2.54	2.63	2.59	2.49	2.56
PASSAIC	2.61	2.70	2.67	2.59	2.65	2.61	2.54	2.62
SALEM	2.58	2.66	2.60	2.49	2.58	2.54	2.45	2.52
SOMERSET	2.62	2.70	2.67	2.58	2.65	2.61	2.52	2.59
SUSSEX	2.61	2.69	2.65	2.55	2.63	2.59	2.50	2.57
UNION	2.63	2.71	2.69	2.60	2.67	2.63	2.54	2.62
WARREN	2.57	2.65	2.62	2.48	2.60	2.55	2.41	2.49
STATE AVERAGE	2.61	2.69	2.65	2.55	2.63	2.59	2.50	2.57

NOTE: Union labor rates are used in computing all of the above conversion factors

BUILDING REPLACEMENT COST CONVERSION FACTORS FOR OCTOBER, 1995  
TO BE APPLIED TO 1975 NEW JERSEY MANUAL COSTS TO CONVERT TO 1995 COSTS

COUNTY	RESIDENCES		APARTMENTS, HOTELS MOTELS AND OFFICE BUILDINGS		COMMERCIAL - INDUSTRIAL BUILDINGS			
	WOOD FRAME	BRICK OR VENEER	MASONRY & WOOD	STEEL & CONCRETE	WOOD FRAME	WOOD & MASONRY	STEEL & MASONRY	FIRE RESISTANT
			101,102 103,145	104,105 106	101,102 123,133	103,124 128,134 136	105,107,108 109,125,127 135,137	104,106
	TABLE R-1	TABLE R-2	TABLE C-1	TABLE C-2	TABLE C-3	TABLE C-4	TABLE C-5	TABLE C-6
ATLANTIC	2.70	2.79	2.73	2.60	2.71	2.67	2.56	2.63
BERGEN	2.70	2.79	2.76	2.69	2.74	2.71	2.64	2.72
BURLINGTON	2.67	2.76	2.71	2.62	2.68	2.66	2.57	2.64
CAMDEN	2.64	2.74	2.68	2.58	2.65	2.62	2.53	2.60
CAPE MAY	2.65	2.76	2.68	2.59	2.65	2.63	2.54	2.61
CUMBERLAND	2.65	2.75	2.69	2.59	2.65	2.63	2.54	2.61
ESSEX	2.68	2.77	2.74	2.68	2.71	2.68	2.62	2.70
GLOUCESTER	2.64	2.72	2.67	2.58	2.64	2.61	2.53	2.60
HUDSON	2.72	2.81	2.78	2.71	2.75	2.72	2.66	2.74
HUNTERDON	2.67	2.77	2.73	2.64	2.69	2.66	2.59	2.67
MERCER	2.67	2.78	2.72	2.61	2.68	2.66	2.57	2.63
MIDDLESEX	2.67	2.77	2.73	2.65	2.69	2.67	2.60	2.66
MONMOUTH	2.67	2.76	2.71	2.63	2.68	2.65	2.58	2.64
MORRIS	2.69	2.77	2.74	2.67	2.71	2.68	2.61	2.69
OCEAN	2.66	2.76	2.71	2.62	2.67	2.64	2.56	2.63
PASSAIC	2.70	2.78	2.76	2.68	2.73	2.70	2.62	2.70
SALEM	2.64	2.73	2.68	2.57	2.65	2.62	2.52	2.59
SOMERSET	2.68	2.77	2.74	2.66	2.71	2.68	2.61	2.68
SUSSEX	2.68	2.77	2.73	2.66	2.69	2.67	2.61	2.67
UNION	2.70	2.79	2.75	2.68	2.72	2.69	2.63	2.71
WARREN	2.63	2.72	2.68	2.56	2.65	2.61	2.49	2.57
STATE AVERAGE	2.67	2.76	2.72	2.63	2.69	2.66	2.58	2.65

NOTE: Union labor rates are used in computing all of the above conversion factors

BUILDING REPLACEMENT COST CONVERSION FACTORS FOR OCTOBER, 1996  
TO BE APPLIED TO 1975 NEW JERSEY MANUAL COSTS TO CONVERT TO 1996 COSTS

COUNTY	RESIDENCES		APARTMENTS, HOTELS MOTELS AND OFFICE BUILDINGS		COMMERCIAL - INDUSTRIAL BUILDINGS			
	WOOD FRAME	BRICK OR VENEER	MASONRY & WOOD	STEEL & CONCRETE	WOOD FRAME	WOOD & MASONRY	STEEL & MASONRY	FIRE RESISTANT
			101,102 103,145	104,105 106	101,102 123,133	103,124 126,134 136	105,107,108 109,125,127 135,137	104,106
	TABLE R-1	TABLE R-2	TABLE C-1	TABLE C-2	TABLE C-3	TABLE C-4	TABLE C-5	TABLE C-6
ATLANTIC	2.75	2.82	2.74	2.56	2.72	2.68	2.52	2.58
BERGEN	2.76	2.81	2.79	2.69	2.76	2.74	2.66	2.71
BURLINGTON	2.74	2.80	2.74	2.62	2.72	2.70	2.60	2.64
CAMDEN	2.71	2.79	2.72	2.60	2.69	2.66	2.56	2.61
CAPE MAY	2.71	2.80	2.72	2.59	2.68	2.66	2.56	2.61
CUMBERLAND	2.72	2.81	2.72	2.59	2.69	2.67	2.56	2.61
ESSEX	2.75	2.80	2.78	2.69	2.75	2.73	2.65	2.71
GLOUCESTER	2.71	2.76	2.71	2.59	2.68	2.65	2.55	2.60
HUDSON	2.78	2.84	2.80	2.71	2.77	2.75	2.67	2.72
HUNTERDON	2.74	2.83	2.76	2.64	2.72	2.70	2.61	2.65
MERCER	2.74	2.79	2.76	2.65	2.73	2.70	2.61	2.66
MIDDLESEX	2.75	2.83	2.78	2.68	2.74	2.72	2.65	2.68
MONMOUTH	2.75	2.83	2.76	2.66	2.72	2.71	2.63	2.66
MORRIS	2.75	2.82	2.76	2.65	2.73	2.71	2.62	2.64
OCEAN	2.73	2.79	2.74	2.62	2.71	2.68	2.58	2.62
PASSAIC	2.74	2.81	2.78	2.69	2.75	2.73	2.65	2.70
SALEM	2.72	2.80	2.73	2.59	2.70	2.67	2.56	2.61
SOMERSET	2.74	2.81	2.76	2.66	2.73	2.71	2.63	2.66
SUSSEX	2.74	2.79	2.75	2.65	2.72	2.70	2.62	2.65
UNION	2.75	2.81	2.78	2.68	2.75	2.72	2.65	2.69
WARREN	2.71	2.80	2.73	2.58	2.70	2.67	2.54	2.59
STATE AVERAGE	2.74	2.81	2.75	2.64	2.72	2.70	2.60	2.65

NOTE: Union labor rates are used in computing all of the above conversion factors

BUILDING REPLACEMENT COST CONVERSION FACTORS FOR OCTOBER, 1997  
TO BE APPLIED TO 1975 NEW JERSEY MANUAL COSTS TO CONVERT TO 1997 COSTS

COUNTY	RESIDENCES		APARTMENTS, HOTELS MOTELS AND OFFICE BUILDINGS		COMMERCIAL - INDUSTRIAL BUILDINGS			
	WOOD FRAME	BRICK OR VENEER	MASONRY & WOOD	STEEL & CONCRETE	WOOD FRAME	WOOD & MASONRY	STEEL & MASONRY	FIRE RESISTANT
			101,102 103,145	104,105 106	101,102 123,133	103,124 126,134 136	105,107,108 109,125,127 135,137	104,106
	TABLE R-1	TABLE R-2	TABLE C-1	TABLE C-2	TABLE C-3	TABLE C-4	TABLE C-5	TABLE C-6
ATLANTIC	2.84	2.89	2.84	2.68	2.82	2.78	2.66	2.70
BERGEN	2.87	2.91	2.90	2.78	2.88	2.84	2.75	2.81
BURLINGTON	2.82	2.87	2.83	2.71	2.81	2.78	2.69	2.73
CAMDEN	2.80	2.87	2.81	2.68	2.79	2.76	2.66	2.70
CAPE MAY	2.81	2.88	2.82	2.68	2.79	2.76	2.66	2.70
CUMBERLAND	2.83	2.89	2.83	2.68	2.81	2.77	2.66	2.70
ESSEX	2.83	2.87	2.86	2.77	2.83	2.81	2.74	2.79
GLOUCESTER	2.81	2.84	2.80	2.68	2.78	2.75	2.65	2.70
HUDSON	2.89	2.94	2.91	2.80	2.89	2.86	2.77	2.82
HUNTERDON	2.84	2.91	2.86	2.72	2.83	2.80	2.70	2.74
MERCER	2.84	2.87	2.85	2.73	2.84	2.80	2.70	2.74
MIDDLESEX	2.84	2.90	2.87	2.76	2.84	2.82	2.73	2.77
MONMOUTH	2.84	2.90	2.85	2.74	2.83	2.80	2.71	2.74
MORRIS	2.86	2.90	2.86	2.73	2.84	2.81	2.71	2.73
OCEAN	2.81	2.84	2.81	2.70	2.79	2.76	2.67	2.71
PASSAIC	2.85	2.90	2.88	2.78	2.86	2.82	2.74	2.79
SALEM	2.79	2.86	2.80	2.66	2.78	2.74	2.64	2.68
SOMERSET	2.84	2.89	2.86	2.75	2.84	2.81	2.72	2.76
SUSSEX	2.84	2.93	2.86	2.74	2.83	2.81	2.73	2.75
UNION	2.88	2.92	2.89	2.78	2.87	2.84	2.75	2.80
WARREN	2.81	2.88	2.83	2.67	2.80	2.76	2.63	2.68
STATE AVERAGE	2.84	2.89	2.85	2.72	2.83	2.79	2.70	2.74

NOTE: Union labor rates are used in computing all of the above conversion factors

BUILDING REPLACEMENT COST CONVERSION FACTORS FOR OCTOBER, 1998

TO BE APPLIED TO 1975 NEW JERSEY MANUAL COSTS TO CONVERT TO 1998 COSTS

COUNTY	RESIDENCES		APARTMENTS, HOTELS MOTELS AND OFFICE BUILDINGS		COMMERCIAL - INDUSTRIAL BUILDINGS				FARM BUILDINGS	
	WOOD FRAME	BRICK OR VENEER	MASONRY &WOOD 101,102 103, 145	STEEL & CONCRETE	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						
ATLANTIC	2.84	2.93	2.72	2.75	2.81	2.80	2.74	2.77	2.81	1.00
BERGEN	2.87	2.94	2.77	2.83	2.87	2.85	2.80	2.85	2.81	1.00
BURLINGTON	2.83	2.91	2.71	2.78	2.80	2.80	2.77	2.79	2.81	1.00
CAMDEN	2.80	2.89	2.69	2.73	2.78	2.77	2.71	2.74	2.81	1.00
CAPE MAY	2.82	2.92	2.70	2.74	2.79	2.78	2.73	2.75	2.81	1.00
CUMBERLAND	2.84	2.93	2.71	2.75	2.81	2.80	2.81	2.76	2.81	1.00
ESSEX	2.85	2.94	2.75	2.84	2.83	2.83	2.71	2.85	2.81	1.00
GLOUCESTER	2.80	2.86	2.68	2.74	2.78	2.76	2.84	2.75	2.81	1.00
HUDSON	2.90	2.98	2.80	2.87	2.89	2.88	2.77	2.90	2.81	1.00
HUNTERDON	2.84	2.95	2.74	2.78	2.82	2.81	2.75	2.79	2.81	1.00
MERCER	2.84	2.91	2.73	2.77	2.82	2.81	2.80	2.78	2.81	1.00
MIDDLESEX	2.86	2.96	2.76	2.81	2.84	2.84	2.79	2.84	2.81	1.00
MONMOUTH	2.86	2.96	2.75	2.80	2.83	2.83	2.79	2.81	2.81	1.00
MORRIS	2.87	2.96	2.75	2.78	2.83	2.83	2.77	2.78	2.81	1.00
OCEAN	2.80	2.85	2.68	2.75	2.78	2.77	2.72	2.75	2.81	1.00
PASSAIC	2.85	2.94	2.76	2.82	2.85	2.83	2.79	2.83	2.81	1.00
SALEM	2.81	2.91	2.70	2.75	2.79	2.78	2.73	2.76	2.81	1.00
SOMERSET	2.86	2.95	2.75	2.80	2.84	2.83	2.78	2.80	2.81	1.00
SUSSEX	2.86	3.00	2.76	2.80	2.83	2.84	2.79	2.81	2.81	1.00
UNION	2.87	2.96	2.77	2.82	2.85	2.85	2.80	2.84	2.81	1.00
WARREN	2.82	2.87	2.70	2.77	2.80	2.79	2.74	2.77	2.81	1.00
STATE AVERAGE	2.84	2.93	2.73	2.78	2.82	2.81	2.77	2.80	2.81	1.00

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



BUILDING REPLACEMENT COST CONVERSION FACTORS FOR OCTOBER, 1999  
TO BE APPLIED TO 1975 NEW JERSEY MANUAL COSTS TO CONVERT TO 1999 COSTS

COUNTY	RESIDENCES		APARTMENTS, HOTELS MOTELS AND OFFICE BUILDINGS		COMMERCIAL - INDUSTRIAL BUILDINGS				FARM BUILDINGS	
	WOOD FRAME	BRICK OR VENEER	MASONRY &WOOD	STEEL & CONCRETE	WOOD FRAME	WOOD & MASONRY	STEEL & MASONRY	FIRE RESISTANT	WOOD & MASONRY WOOD FRAME	POST & FRAME*
			101,102 103, 145	104, 105 106	101, 102 123, 133	103, 124 126, 134 136	105, 107, 108 109, 125,127 135, 137	104, 106	150, 151 152, 153 154,156	PF 157 -THRU- 162
	TABLE R-1	TABLE R-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	2.98	3.05	2.98	2.79	2.97	2.92	2.75	2.81	2.92	1.02
BERGEN	2.97	3.04	3.00	2.87	2.99	2.95	2.82	2.88	2.95	1.03
BURLINGTON	2.95	3.03	2.97	2.81	2.95	2.91	2.77	2.83	2.91	1.02
CAMDEN	2.93	3.01	2.94	2.78	2.92	2.88	2.73	2.79	2.88	1.02
CAPE MAY	2.95	3.04	2.96	2.78	2.94	2.89	2.74	2.79	2.89	1.02
CUMBERLAND	2.97	3.03	2.96	2.77	2.96	2.90	2.73	2.79	2.90	1.02
ESSEX	2.98	3.05	3.00	2.86	2.98	2.94	2.82	2.88	2.94	1.03
GLOUCESTER	2.93	2.98	2.93	2.77	2.92	2.87	2.72	2.78	2.87	1.02
HUDSON	3.03	3.10	3.06	2.91	3.05	3.00	2.86	2.95	3.00	1.03
HUNTERDON	2.97	3.07	2.99	2.81	2.96	2.92	2.78	2.82	2.92	1.02
MERCER	2.98	3.04	3.00	2.83	2.99	2.94	2.78	2.84	2.94	1.03
MIDDLESEX	3.01	3.10	3.03	2.87	3.01	2.97	2.83	2.82	2.97	1.03
MONMOUTH	3.01	3.10	3.02	2.85	2.99	2.96	2.81	2.85	2.96	1.03
MORRIS	3.00	3.08	3.00	2.82	2.99	2.95	2.78	2.82	2.95	1.03
OCEAN	2.97	3.03	2.98	2.82	2.96	2.92	2.77	2.82	2.92	1.02
PASSAIC	2.98	3.05	3.02	2.88	3.01	2.97	2.82	2.89	2.97	1.03
SALEM	2.94	3.03	2.96	2.78	2.94	2.90	2.74	2.80	2.90	1.02
SOMERSET	3.00	3.08	3.02	2.85	3.00	2.96	2.80	2.85	2.96	1.03
SUSSEX	2.99	3.12	3.01	2.83	2.97	2.95	2.80	2.84	2.95	1.02
UNION	3.00	3.08	3.02	2.86	3.01	2.96	2.81	2.87	2.96	1.03
WARREN	2.95	3.00	2.95	2.76	2.95	2.89	2.73	2.76	2.89	1.02
STATE AVERAGE	2.97	3.05	2.99	2.82	2.97	2.93	2.78	2.83	2.93	1.02

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

BUILDING REPLACEMENT COST CONVERSION FACTORS FOR OCTOBER, 2000  
TO BE APPLIED TO 1975 NEW JERSEY MANUAL COSTS TO CONVERT TO 2000 COSTS

COUNTY	RESIDENCES		APARTMENTS, HOTELS MOTELS AND OFFICE BUILDINGS		COMMERCIAL - INDUSTRIAL BUILDINGS				FARM BUILDINGS	
	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 C-1	TABLE C-2	TABLE C-3	TABLE C-4	TABLE C-5	TABLE C-6	TABLE F-1	TABLE F-2
ATLANTIC	2.99	3.09	3.01	2.86	2.97	2.95	2.83	2.88	2.95	1.11
BERGEN	2.99	3.09	3.04	2.96	3.00	2.99	2.92	2.97	2.99	1.12
BURLINGTON	3.08	3.16	3.13	2.96	3.12	3.06	2.90	2.96	3.06	1.11
CAMDEN	2.97	3.07	3.00	2.86	2.97	2.93	2.83	2.88	2.93	1.11
CAPE MAY	2.99	3.09	3.01	2.86	2.97	2.94	2.83	2.87	2.94	1.11
CUMBERLAND	2.99	3.08	3.00	2.85	2.97	2.94	2.82	2.86	2.94	1.11
ESSEX	2.99	3.08	3.02	2.93	2.98	2.96	2.89	2.95	2.96	1.12
GLOUCESTER	2.95	3.03	2.97	2.85	2.93	2.91	2.81	2.86	2.91	1.11
HUDSON	3.06	3.16	3.10	2.99	3.06	3.04	2.96	3.03	3.04	1.12
HUNTERDON	2.99	3.11	3.02	2.88	2.98	2.96	2.85	2.89	2.96	1.11
MERCER	3.00	3.08	3.02	2.89	2.99	2.96	2.85	2.90	2.96	1.12
MIDDLESEX	3.04	3.15	3.08	2.95	3.04	3.02	2.92	2.97	3.02	1.12
MONMOUTH	3.02	3.12	3.04	2.91	2.99	2.97	2.88	2.91	2.97	1.12
MORRIS	3.01	3.11	3.02	2.88	2.98	2.96	2.86	2.88	2.96	1.12
OCEAN	2.99	3.06	3.00	2.87	2.96	2.94	2.83	2.87	2.94	1.11
PASSAIC	2.99	3.08	3.04	2.95	3.01	2.99	2.90	2.96	2.99	1.12
SALEM	2.97	3.08	2.99	2.85	2.95	2.93	2.82	2.87	2.93	1.11
SOMERSET	3.01	3.11	3.04	2.92	3.00	2.98	2.88	2.92	2.98	1.12
SUSSEX	3.06	3.18	3.09	2.92	3.05	3.02	2.90	2.93	3.02	1.11
UNION	3.01	3.10	3.03	2.93	2.99	2.97	2.89	2.94	2.97	1.12
WARREN	2.97	3.02	2.98	2.82	2.95	2.91	2.76	2.82	2.91	1.11
STATE AVERAGE	3.00	3.10	3.03	2.90	2.99	2.97	2.86	2.91	2.97	1.11

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

BUILDING REPLACEMENT COST CONVERSION FACTORS FOR OCTOBER, 2001												
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	3.05	3.17	0.99	0.99	3.08	2.93	3.04	3.01	2.90	2.96	3.01	1.13
BERGEN	3.06	3.17	0.99	0.99	3.12	3.03	3.07	3.05	2.99	3.05	3.05	1.14
BURLINGTON	3.09	3.19	1.00	1.00	3.14	2.99	3.12	3.07	2.95	3.01	3.07	1.12
CAMDEN	3.01	3.14	0.98	0.98	3.05	2.93	3.00	2.98	2.89	2.95	2.98	1.13
CAPE MAY	3.03	3.15	0.98	0.99	3.06	2.92	3.01	2.99	2.89	2.94	2.99	1.13
CUMBERLAND	3.05	3.15	0.99	0.99	3.07	2.92	3.03	3.00	2.89	2.94	3.00	1.13
ESSEX	3.08	3.18	1.00	1.00	3.12	3.03	3.08	3.06	3.00	3.06	3.06	1.14
GLOUCESTER	3.02	3.11	0.98	0.97	3.04	2.92	3.00	2.98	2.88	2.94	2.98	1.13
HUDSON	3.14	3.25	1.02	1.02	3.19	3.08	3.15	3.13	3.05	3.13	3.13	1.14
HUNTERDON	3.07	3.21	1.00	1.01	3.11	2.98	3.06	3.04	2.95	3.00	3.04	1.13
MERCER	3.07	3.17	1.00	0.99	3.10	2.97	3.07	3.04	2.94	2.99	3.04	1.14
MIDDLESEX	3.10	3.23	1.01	1.01	3.14	3.03	3.09	3.08	3.00	3.05	3.08	1.14
MONMOUTH	3.09	3.21	1.00	1.01	3.12	2.99	3.07	3.06	2.97	3.01	3.06	1.14
MORRIS	3.09	3.21	1.00	1.01	3.12	2.98	3.07	3.06	2.96	2.99	3.06	1.14
OCEAN	3.04	3.13	0.99	0.98	3.07	2.95	3.02	3.00	2.91	2.96	3.00	1.14
PASSAIC	3.07	3.18	1.00	1.00	3.14	3.05	3.10	3.08	3.00	3.07	3.08	1.13
SALEM	3.02	3.15	0.98	0.99	3.06	2.92	3.02	2.99	2.89	2.95	2.99	1.14
SOMERSET	3.09	3.21	1.00	1.01	3.13	3.01	3.08	3.07	2.98	3.02	3.07	1.13
SUSSEX	3.13	3.28	1.02	1.03	3.17	3.00	3.13	3.10	2.99	3.03	3.10	1.14
UNION	3.10	3.21	1.01	1.01	3.14	3.03	3.10	3.08	2.99	3.05	3.08	1.12
WARREN	3.03	3.11	0.98	0.97	3.06	2.90	3.03	2.99	2.85	2.91	2.99	1.14
STATE AVERAGE	3.07	3.18	1.00	1.00	3.11	2.98	3.06	3.04	2.95	3.00	3.04	1.13

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\*\*

BUILDING REPLACEMENT COST CONVERSION FACTORS FOR OCTOBER, 2002												
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 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	3.09	3.23	1.02	1.03	3.13	2.99	3.07	3.05	2.96	3.02	3.05	1.15
BERGEN	3.11	3.26	1.03	1.04	3.17	3.09	3.11	3.10	3.05	3.11	3.10	1.16
BURLINGTON	3.09	3.22	1.02	1.03	3.14	3.02	3.08	3.07	2.99	3.03	3.07	1.14
CAMDEN	3.06	3.21	1.02	1.02	3.11	2.99	3.05	3.04	2.95	3.01	3.04	1.15
CAPE MAY	3.07	3.22	1.01	1.03	3.11	2.99	3.04	3.03	2.95	3.00	3.03	1.15
CUMBERLAND	3.09	3.22	1.02	1.03	3.12	2.99	3.07	3.05	2.96	3.01	3.05	1.15
ESSEX	3.12	3.25	1.03	1.04	3.16	3.07	3.10	3.10	3.04	3.10	3.10	1.16
GLOUCESTER	3.06	3.17	1.01	1.01	3.09	2.98	3.04	3.02	2.93	3.00	3.02	1.15
HUDSON	3.18	3.33	1.05	1.07	3.24	3.13	3.18	3.16	3.09	3.18	3.16	1.16
HUNTERDON	3.10	3.27	1.03	1.05	3.15	3.03	3.08	3.08	3.00	3.04	3.08	1.15
MERCER	3.10	3.23	1.03	1.03	3.15	3.03	3.09	3.08	2.99	3.05	3.08	1.16
MIDDLESEX	3.12	3.27	1.04	1.04	3.17	3.06	3.11	3.10	3.02	3.08	3.10	1.16
MONMOUTH	3.11	3.26	1.03	1.05	3.15	3.03	3.09	3.08	2.99	3.04	3.08	1.16
MORRIS	3.13	3.28	1.03	1.05	3.16	3.02	3.10	3.09	2.99	3.03	3.09	1.16
OCEAN	3.09	3.20	1.03	1.03	3.13	3.02	3.07	3.06	2.98	3.03	3.06	1.15
PASSAIC	3.13	3.27	1.04	1.05	3.19	3.10	3.14	3.13	3.05	3.12	3.13	1.16
SALEM	3.07	3.22	1.02	1.03	3.11	2.98	3.05	3.04	2.95	3.01	3.04	1.14
SOMERSET	3.12	3.27	1.03	1.05	3.17	3.04	3.11	3.10	3.01	3.06	3.10	1.16
SUSSEX	3.16	3.32	1.03	1.04	3.20	3.03	3.14	3.12	3.01	3.06	3.12	1.14
UNION	3.13	3.27	1.04	1.05	3.18	3.06	3.12	3.11	3.03	3.09	3.11	1.16
WARREN	3.07	3.16	1.01	1.01	3.10	2.95	3.06	3.02	2.88	2.96	3.02	1.15
STATE AVERAGE	3.10	3.24	1.03	1.04	3.15	3.03	3.09	3.08	2.99	3.05	3.08	1.15

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\*\*

**BUILDING REPLACEMENT COST CONVERSION FACTORS FOR OCTOBER, 2003**  
**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	3.18	3.32	1.05	1.06	3.21	3.06	3.15	3.13	3.03	3.10	3.13	1.20
BERGEN	3.19	3.35	1.06	1.07	3.25	3.16	3.18	3.18	3.12	3.20	3.18	1.21
BURLINGTON	3.15	3.30	1.04	1.06	3.20	3.08	3.13	3.12	3.05	3.11	3.12	1.19
CAMDEN	3.14	3.29	1.05	1.05	3.18	3.06	3.12	3.11	3.03	3.10	3.11	1.20
CAPE MAY	3.15	3.31	1.04	1.06	3.19	3.06	3.12	3.11	3.03	3.09	3.11	1.20
CUMBERLAND	3.17	3.31	1.05	1.06	3.20	3.06	3.14	3.12	3.02	3.08	3.12	1.20
ESSEX	3.19	3.33	1.05	1.07	3.23	3.15	3.17	3.17	3.13	3.20	3.17	1.21
GLOUCESTER	3.14	3.26	1.04	1.04	3.17	3.06	3.12	3.10	3.02	3.09	3.10	1.20
HUDSON	3.27	3.43	1.08	1.10	3.33	3.23	3.25	3.25	3.20	3.29	3.25	1.21
HUNTERDON	3.17	3.35	1.05	1.08	3.22	3.08	3.15	3.14	3.06	3.12	3.14	1.20
MERCER	3.18	3.31	1.06	1.06	3.22	3.10	3.16	3.15	3.06	3.13	3.15	1.21
MIDDLESEX	3.19	3.35	1.06	1.07	3.25	3.15	3.18	3.17	3.12	3.18	3.17	1.21
MONMOUTH	3.18	3.33	1.05	1.07	3.22	3.10	3.15	3.14	3.07	3.12	3.14	1.21
MORRIS	3.21	3.36	1.06	1.08	3.23	3.10	3.16	3.16	3.07	3.11	3.16	1.21
OCEAN	3.16	3.28	1.05	1.06	3.20	3.10	3.14	3.13	3.06	3.12	3.13	1.20
PASSAIC	3.21	3.36	1.07	1.08	3.28	3.19	3.21	3.20	3.15	3.23	3.20	1.21
SALEM	3.15	3.31	1.05	1.06	3.20	3.06	3.13	3.12	3.03	3.10	3.12	1.19
SOMERSET	3.19	3.35	1.05	1.08	3.23	3.11	3.17	3.16	3.09	3.14	3.16	1.21
SUSSEX	3.24	3.42	1.06	1.07	3.29	3.13	3.22	3.21	3.12	3.16	3.21	1.19
UNION	3.20	3.35	1.06	1.08	3.25	3.13	3.19	3.18	3.10	3.17	3.18	1.21
WARREN	3.14	3.24	1.03	1.04	3.17	3.02	3.12	3.09	2.96	3.03	3.09	1.20
STATE AVERAGE	3.18	3.33	1.05	1.07	3.22	3.10	3.16	3.15	3.07	3.14	3.15	1.20

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\*\*

BUILDING REPLACEMENT COST CONVERSION FACTORS FOR OCTOBER, 2004												
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	3.46	3.57	1.14	1.14	3.53	3.35	3.54	3.48	3.25	3.32	3.48	1.30
BERGEN	3.47	3.59	1.15	1.15	3.58	3.45	3.57	3.52	3.34	3.42	3.52	1.31
BURLINGTON	3.44	3.55	1.14	1.14	3.52	3.38	3.52	3.47	3.27	3.34	3.47	1.24
CAMDEN	3.42	3.55	1.14	1.13	3.51	3.35	3.50	3.45	3.25	3.32	3.45	1.30
CAPE MAY	3.43	3.55	1.13	1.14	3.51	3.34	3.50	3.45	3.24	3.31	3.45	1.30
CUMBERLAND	3.45	3.55	1.14	1.14	3.52	3.34	3.53	3.47	3.24	3.31	3.47	1.30
ESSEX	3.49	3.61	1.15	1.16	3.58	3.47	3.58	3.53	3.36	3.43	3.53	1.31
GLOUCESTER	3.42	3.52	1.13	1.12	3.50	3.35	3.50	3.45	3.24	3.31	3.45	1.30
HUDSON	3.55	3.68	1.17	1.18	3.65	3.52	3.65	3.60	3.41	3.50	3.60	1.31
HUNTERDON	3.47	3.61	1.15	1.16	3.56	3.39	3.54	3.50	3.29	3.35	3.50	1.30
MERCER	3.47	3.56	1.16	1.14	3.55	3.39	3.55	3.49	3.28	3.35	3.49	1.31
MIDDLESEX	3.51	3.65	1.17	1.17	3.60	3.45	3.59	3.54	3.35	3.42	3.54	1.31
MONMOUTH	3.50	3.63	1.16	1.17	3.58	3.42	3.57	3.53	3.32	3.38	3.53	1.31
MORRIS	3.52	3.64	1.16	1.17	3.58	3.41	3.57	3.53	3.31	3.36	3.53	1.31
OCEAN	3.45	3.54	1.15	1.14	3.53	3.39	3.54	3.48	3.28	3.34	3.48	1.30
PASSAIC	3.49	3.61	1.16	1.16	3.61	3.49	3.62	3.56	3.36	3.45	3.56	1.31
SALEM	3.44	3.57	1.15	1.14	3.52	3.36	3.52	3.46	3.25	3.32	3.46	1.29
SOMERSET	3.51	3.63	1.16	1.17	3.59	3.44	3.59	3.54	3.33	3.39	3.54	1.31
SUSSEX	3.56	3.71	1.16	1.16	3.64	3.43	3.63	3.58	3.35	3.40	3.58	1.29
UNION	3.52	3.64	1.17	1.17	3.61	3.46	3.60	3.55	3.35	3.42	3.55	1.31
WARREN	3.50	3.60	1.15	1.16	3.56	3.41	3.56	3.51	3.31	3.37	3.51	1.30
STATE AVERAGE	3.48	3.60	1.15	1.15	3.56	3.41	3.56	3.51	3.30	3.37	3.51	1.30

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\*\*