Illinois Department of Revenue
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Instructions for Commercial Schedules

The information in this publication is current as of the date of the publication. Please visit our web site at **tax.illinois.gov** to verify you have the most current revision.

The contents of this publication are informational only and do not take the place of statutes, rules, or court decisions. For many topics covered in this publication, we have provided a reference to the Illinois Property Tax Code for further clarification or more detail. All of the sections and parts referenced can be found at 35 ILCS 200/1 *et seq.*

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About this publication

Pub-126, Instructions for Commercial Schedules, is issued according to Section 8-5 of the Property Tax Code which states, "The Department shall confer with, advise and assist local assessment officers relative to the performance of their duties."

The pricing schedules in this publication have been developed to help assessors estimate the replacement cost of typical commercial structures, as well as apartments, motels and hotels, fast-food restaurants, convenience stores, gasoline service stations, and banks. The assessor's professional judgement still greatly affects the outcome of this system.

Acronyms used in this publication

BPA	Base price adjustment
CIP	Component-in-place
LB	Load bearing
RCN	Replacement cost new
REL	Remaining economic life
SF	Square foot
SFFA	Square foot of floor area
SFGA	Square foot ground area
SFSA	Square foot surface area
WH	Wall height

Note: For definitions of common constructions terms, see Publication 124, Construction Terms.

Commercial Square Foot Schedule Instructions

The commercial square foot schedule has been developed for costing the typical mercantile building. The schedule is also appropriate for free-standing mercantile buildings and pre-engineered steel store and office buildings. Use the component-in-place (CIP) method for large mercantile installations and high rise office complexes. Cost apartment buildings from the apartment schedule. Buildings that exceed the schedule size limitations should be costed by using the CIP schedules.