

Level I - Cost Approach
Practice Problem # 2

Farm Ground Pricing

You are given the following information: You are valuing a 183 acre tract. There are 7 acres with a productivity factor of 1.04. 10 acres with productivity factor of .91. 30 acres with a productivity factor of 1.07. 4 acres with a productivity factor of .96 and the remaining 132 acres has a productivity factor of 1.02. You are to arrive at the Land Value rounded to the nearest \$10. All of the acres are tillable. The base rate of farmland for this problem is \$1,900.

Land Type	Soil I.D.	Measured Acres	Productivity Factor	Base Rate	Adjusted Rate	Extended Value	Influence Factor	Land Value
Supplemental Card			Supplemental Card					
Measured Acreage			LAND VALUE					

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Practice Problem # 2 Answer

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	A	B	C	D	E		F
Land Type	Measured Acres	Productivity Factor	Base Rate	Adjusted Rate	Extended Value	Influence Factor	Land Value
4	7.00	1.04	\$1,900	\$1,976	\$13,830		\$13,830
4	10.00	0.91	\$1,900	\$1,729	\$17,290		\$17,290
4	30.00	1.07	\$1,900	\$2,033	\$60,990		\$60,990
4	4.00	0.96	\$1,900	\$1,824	\$7,300		\$7,300
4	132.00	1.02	\$1,900	\$1,938	\$255,820		\$255,820
Supplemental Card					Supplemental Card		
Measured Acreage	183.00				LAND VALUE	\$355,200	

B TIMES C EQUALS D

A TIMES D EQUALS E

F IS ROUNDED TO THE NEAREST \$10.00