

Level I - Cost Approach
Class Problems

For problems 1, 2, and 3, assume the base rate for the lots is \$100 per front foot.

- 1.) The standard lot for Neighborhood 1254 is 100 feet by 132 feet. Lot # 7 is 100 feet wide by 175 feet deep. What is the adjusted base rate and the estimated value of the lot?
- 2.) The standard lot for neighborhood 781 is 100 feet by 150. Lot #12 is 125 feet wide by 175 feet deep. What is the adjusted base rate and the estimated value of the lot?
- 3.) The Standard lot for Neighborhood 832 is 100 feet by 200 feet. Lot #61 is 100 feet wide by 175 feet deep. What is the adjusted base rate and the estimated value of the lot?

For problems 4, 5, and 6 use Table 2-11 on Page 57, of Chapter 2

- 4.) A .70 acre tract is located in a neighborhood where 1 acre tracts are valued at \$25,000 per acre. What is the estimated value of this parcel?
- 5.) A .94 acre tract is located in a neighborhood where 1 acre tracts are valued at \$55,000 per acre. What is the estimated value of this parcel?
- 6.) A .28 acre tract is located in a neighborhood where 1 acre tracts are valued at \$40,000 per acre. What is the estimated value of this parcel?
- 7.) Commercial/Industrial land that is held for future investment should be classified as what land type?
- 8.) Fill in the blank: _____ factors are applied to base rates to account for atypical conditions such as adverse topography and other conditions.

For problems 9, 10, and 11, assume a Homesite value of \$10,000, an excess acreage value of \$2,500 per acre and a farmland value of \$1,900 per acre with a productivity factor of 1.05.

- 9.) A residential parcel contains 4 acres and is vacant. What is the estimated value of this parcel?
- 10.) A residential parcel contains 10 acres and has a dwelling. Seven of the acres are being farmed. What is the estimated value of this parcel?
- 11.) A residential parcel contains 5 acres, and has no dwelling. It is being farmed until construction on a new home starts. What is the estimated value of this parcel?