Level I--Dwelling/Yard Structures

1.) You are assessing a basement of 1,500 square feet. Of the total, 850 square feet is finished space. What amount would you put on the property record card to reflect the assessment for the basement?

2.) A 1,400 square foot one-story frame house has one increment of brick on the front. What value would you put on the property record card for the home?

3.) A brick home has 2,500 square feet on the first floor and 1,750 square feet on the second floor. You also have an unfinished basement of 2,500 square feet. What values would you record on the property record card for this home?

4.) On March 1, a home is not complete. When you do your field work, you discover that the house is complete to the point where the owners are ready to install the plumbing fixtures, floor coverings and light fixtures. You have calculated a remainder value for this home of $195,700. Since it is not finished, what value would you place on the property record for this home?

5.) A home has a basement recreation room that has flooring and ceiling finish. It occupies 968 square feet. What value will you put on the property record card for the basement recreation room?

6.) Using the square footage from problem 3 above, how much would you add on the property record card for air conditioning?

7.) A house has 2 full baths and 2 half baths. How much will you show on the property record card for plumbing?

8.) The house in problem 3 has an attached brick garage that is 20 feet X 22 feet. What amount will you show on the property record card for this garage?

9.) The house in problem 3 also has a brick patio that contains 650 square feet, an open masonry porch of 348 square feet and a stoop of 80 square feet. What amount will you show on the property record for exterior features?

10.) A quality grade factor of B-1 is what percent?

11.) You are trying to determine the value of a detached frame garage that measures 30 feet by 50 feet. It contains a dirt floor and is a grade C-1. What is the base rate for the garage? It is in Fayette County. What is the adjusted base rate?

12.) My house has a fiberglass swimming pool that is 16 feet by 40 feet. It has underwater lighting and electric heat. It is a grade B-1. What would the base rate be for the pool? It is in Marshall County. What is the adjusted base rate?

Cost Approach

House # 1:

This house is in Harrison County. It is a frame house that was built in 1905. It is in good condition with a B-1 Grade. The neighborhood factor is 1.01. The house contains 1,173 square feet and has one bath. It has central air. There is an open frame porch of 149 square feet. There is a detached concrete block garage that measures 22 feet by 20 feet. It was built in 1990 and is a grade C + 1 and is in average condition.

What is the total improvement value of this house?

Parcel number	
County	
Township	
Corporation	
District	
Section and Plat	
Routing number	
Neighborhood code	
Property class	
Property address	

Ownership

Transfer of Ownership — Card No. _____ of _____

Date	Grantee	Rec. #	Sale Price	Owner Occupied
				☐ Yes ☐ No
				☐ Yes ☐ No
				☐ Yes ☐ No
				☐ Yes ☐ No

Topography	Pub. Utilities	Street or Rd.	Neighborhood
☐ Level	☐ Water	☐ Paved	☐ Improving
☐ High	☐ Sewer	☐ Unpaved	☐ Static
☐ Low	☐ Gas	☐ Proposed	☐ Declining
☐ Rolling	☐ Electricity	☐ Sidewalk	☐ _____
☐ Swampy	☐ All	☐ Alley	☐ Blighted

VALUATION RECORD

	Assessment Year	20____	20____	20____	20____	20____	20____	20____	20____
	Reason for Change	Revaluation							
TRUE TAX VALUE	Res Land								
	Res Imp								
	Shelter Allowance (-)								
	Adj. Res. Land								
	Adj. Res. Imp. (+)								
	Non-Res Land (+)								
	Non-Res Imp (+)								
	Total TTV								
ASSESSED VALUE	Adj. Res Land								
	Adj. Res Imp (+)								
	Non-Res Land (+)								
	Non-Res Imp (+)								
	Total AV								

Property Class

200 **MINERAL**

INDUSTRIAL
300 Vacant land
310 Food and drink processing facility
320 Foundries and heavy manufacturing
330 Medium manufacturing and assembly
340 Light manufacturing and assembly
345 Industrial office
346 Research and development facility
350 Industrial warehouse
360 Industrial truck terminals
370 Small shops
380 Mines or quarry
385 Landfill
390 Grain elevators
399 Other industrial structures

COMMERCIAL
400 Vacant land
401 4-19 family apartments
402 20-39 family apartments
403 40 or more family apartments
410 Motel or tourist cabins
411 Hotel
412 Nursing home or private hospital
415 Mobile home park
416 Commercial camp ground
419 Other commercial housing
420 Small attached retail of less than ten thousand (10,000) square feet
421 Supermarket
422 Discount and junior department store
424 Full line department store
425 Neighborhood shopping center (strip center)
426 Community shopping center
427 Regional shopping center
428 Convenience market
429 Other retail structures
430 Restaurant, cafeteria, or bar
431 Franchise type restaurant
435 Drive-in restaurant
439 Other food service
440 Dry clean plant or laundry
441 Funeral home
442 Medical clinic or offices
443 Drive up/walk up bank only
444 Full service banks
445 Savings and loans
447 Office building 1 or 2 story
448 Office building 3 stories or more - walkup

COMMERCIAL (con't.)
449 Office building 3 stories or more - elevator
450 Convenience market with gasoline sales
451 Convenience market/franchise type restaurant with gasoline sales
452 Service station
453 Car wash
454 Auto sales and service
455 Commercial garage
456 Parking lot or structure
460 Theater
461 Drive-in theater
462 Golf range or miniature course
463 Golf course or country club
464 Bowling alley
465 Lodge hall
466 Amusement park
467 Health club
468 Ice rink
469 Riverboat gaming resort
480 Commercial warehouse

COMMERCIAL (con't.)
481 Commercial miniwarehouse
482 Commercial truck terminal
490 Marine service facility
495 Marina
499 Other commercial structures

5 __ **RESIDENTIAL**
0 Vacant lot
1 One-family dwelling
2 Two-family dwelling
3 Three-family dwelling
4 House trailer (real)
5 Condominium unit
0 Platted lot
1 Unplatted 0 - 9.99 acres
2 Unplatted 10 - 19.99 acres
3 Unplatted 20 - 29.99 acres
4 Unplatted 30 - 39.99 acres
5 Unplatted 40 +
599 Other residential structure

LAND DATA AND COMPUTATIONS

Land Type	Actual Frontage	Effective Frontage	Effective Depth	Depth Factor	Base Rate	Adjusted Rate	Estimated Value	Influence Factor	Land Value
	.							---- ---- [ ] ---- ----%	
	.							---- ---- [ ] ---- ----%	
	.							---- ---- [ ] ---- ----%	
	.							---- ---- [ ] ---- ----%	
	.							---- ---- [ ] ---- ----%	
	.							---- ---- [ ] ---- ----%	
								---- ---- [ ] ---- ----%	
- - -	- - - -	Acreage / Sq. Ft.		- - -	- - - -	- - -	- - - -	- - -	
		.						---- ---- [ ] ---- ----%	
		.						---- ---- [ ] ---- ----%	
		.						---- ---- [ ] ---- ----%	
		.						---- ---- [ ] ---- ----%	
								Total Residential Land Value	
								Total Non-Residential Land Value	
Total Acreage/Sq. Ft.		.							

Memorandum

LAND TYPE

F Front Lot
R Rear Lot
1 Comm./Ind. Land
11 Primary
12 Secondary
13 Undeveloped Usable
14 Undeveloped Unusable
2 Classified Land
3 Undeveloped Land
4 Tillable Land
5 Non-tillable Land
6 Woodland
7 Other Farmland
8 Ag Support Land
81 Legal Ditch
82 Public Road
83 Utility Trans. Towers
9 Homesile
91 Res. Excess Acres
92. Ag. Excess Acres

Influence Factors
1 Topography
2 Under Improved
3 Excess Frontage
4 Shape or Size
5 Misimprovement
6 Restrctions
7 Traffic Flow
8 View
9 Corner Influence
0 Other

INDIANA RESIDENTIAL PROPERTY RECORD CARD

Occupancy	Story Height	Attic	Bsmt Crawl
1 ☐ Single Family	---- ---- [ ] ---- ----	0 None	0 None 0
2 ☐ Duplex	2 Bi-level	1 Unfinished	1 1/4 1
3 ☐ Triplex	3 Tri-level	2 1/2 Finsihed	2 1/2 2
4 ☐ 4-6 Family		3 3/4 Finished	3 3/4 3
5 ☐ M. Home 0 ☐ ____ Row-type		4 Finished	4 Full 4

Construction		Base Area	Floor	Finished Living Area	Value
1 Frame or Aluminum			-		
2 Stucco			-		
3 Tile			-		
4 Concrete Block			-		
5 Metal					
6 Concrete	--		Attic		
7 Brick	--		Basement		
8 Stone					
9 Frame w/Masonry	--		Crawl	--	

Roofing	
Asphalt Shingles	☐
Slate or Tile	☐
	☐
Metal	☐

Floors	B	1	2	
Earth	☐	☐	☐	☐
Slab	☐	☐	☐	☐
Sub & Joists	☐	☐	☐	☐
	☐	☐	☐	☐
Wood	☐	☐	☐	☐
Parquet	☐	☐	☐	☐
Tile	☐	☐	☐	☐
Carpet	☐	☐	☐	☐
Unfinished	☐	☐	☐	☐

Interior Finish	B	1	2	
Plaster or Dry Wall	☐	☐	☐	☐
Paneling	☐	☐	☐	☐
Fiberboard	☐	☐	☐	☐
	☐	☐	☐	☐
Unfinished	☐	☐	☐	☐
No Electrical Service	☐	☐	☐	☐

Accomodations	
Total Number of Rooms	
Bedrooms	
Family Room	
Formal Dining Room	
Loft Area	
Rec Room — Type	
Rec Room — Area	
Fireplace ☐ Masonry ☐ Metal — Stacks	
Fireplace — Openings	

TOTAL BASE		
Row-type Adjustment		%
SUB-TOTAL		
Unfinished Interior	[-]	
Extra Living Units	[+]	
Rec. Room	[+]	
Loft	[+]	
Fireplace	[+]	
No Heating	[-]	
Air Conditioning	[+]	
No Electrical Service	[-]	
Plumbing TF: _____ -5 = _____ x 700	[+]	
No Plumbing	[-]	
Specialty Plumbing	[+]	
SUB-TOTAL, ONE UNIT		
SUB-TOTAL, ____ UNITS		
Garages		
Integral	[-]	
Attached Garage	[+]	
Attached Carport	[+]	
Basement	[+]	
Exterior Features		
SUB-TOTAL		
Grade and Design Factor ( )		%
ADJUSTED SUB-TOTAL		
Location Multiplier		
Replacement Cost		

Heating & Air Conditioning		Plumbing	#	TF
Central Warm Air		Full Bath		
Hot Water or Steam		Half Baths		
Heat Pump		Kitchen Sink		
No Heat (Gravity/Wall/Space)		Water Heater		
Central Air Cond.		Extra Fixtures		
Extra Living Unit — Conversion #		TOTAL		
Extra Living Unit — Designed #		☐ No Plumbing		

IMPROVEMENT DATA AND COMPUTATIONS

O T E N

IMPROVEMENT FEATURES

Major Items

C Concrete Floor
D Dirt Floor
E Electric Lights
G Grade
H Heating
I Insulation
L Loft
P Plumbing
Q Living Quarters
S Stalls
T Type of Construction

Residential

BOAT HOUSE
T / G / D / Q
Open Side
CAR SHED
T / G / D
Open/Enclosed
Back-to-back
Stall Walls
DETACHED GARAGE
T / G / D / L / Q
GREENHOUSE
G
Free Standing
Attached at End
Lean-to
STABLES
T / D / G / L
SWIMMING POOL
T
Underwater Lighting
Tile: Ceramic/Plastic
Filter
Heater
Non-rectangular Shape
Concrete Apron
Enclosure Type
TENNIS COURT
Clay/Sod/Asphalt
UTILITY SHED
T / G

Agricultural

BARNS
T / S / L / P / E / I / D / Q
Open Side
CONFINEMENT
T / P / E / C / I
Slatted Floors
Pits
CORN CRIB
T
Frame/Wire
Free-standing Drive-thru
No Roof
Floor
GRANARIES
L
Storage Bins
Pole Type
GRAIN BINS - STEEL
Diameter & Height or
Bushel Capacity
QUONSET BUILDINGS
E / I / H
Floor: Asphalt/Concrete
SLURRY TANKS
Inground/above ground
Round/Rectangle
Plank Cover/No Cover
SILO
Concrete:
Conc. Stave/Reinf'd
Masonry:
Tile/Conc. Blk./Brick
Steel:
Unlined/Glass Lined
No Roof
TRENCH & BUNKER
SILOS
Depth
Width

SUMMARY OF RESIDENTIAL IMPROVEMENTS

ID	Use	Story Height	Const. Type	Grade	Year Const.	Eff. Age	Cond.	Base Rate	Features	L / M	Adj. Rate	Size or Area	Replacement Cost	Total Depr.	Remainder Value	% Comp	Nhbd Factor	Improvement Value
01	Dwelling																	
02																		
03																		
04																		
05																		
06																		
07																		

Supplemental Card Residential Improvement Total	
Total Residential Improvement Value	

SUMMARY OF NON-RESIDENTIAL IMPROVEMENTS

ID	Use	Story Height	Const. Type	Grade	Year Const.	Eff. Age	Cond.	Base Rate	Features	L / M	Adj. Rate	Size or Area	Replacement Cost	Normal Depr.	Remainder Value	Abnorm. Obs.	Nhbd Factor	Improvement Value
01																		
02																		
03																		
04																		
05																		
06																		

Data Collector / Date	Appraiser / Date	Supplemental Card Non-Residential Improvement Total	
		Total Non-Residential Improvement Value	

Parcel number	
County	
Township	
Corporation	
District	
Section and Plat	
Routing number	
Neighborhood code	
Property class	
Property address	

Ownership

Transfer of Ownership — Card No. _____ of _____

Date	Grantee	Rec. #	Sale Price	Owner Occupied
				☐ Yes ☐ No
				☐ Yes ☐ No
				☐ Yes ☐ No
				☐ Yes ☐ No

Topography	Pub. Utilities	Street or Rd.	Neighborhood
☐ Level	☐ Water	☐ Paved	☐ Improving
☐ High	☐ Sewer	☐ Unpaved	☐ Static
☐ Low	☐ Gas	☐ Proposed	☐ Declining
☐ Rolling	☐ Electricity	☐ Sidewalk	☐ _____
☐ Swampy	☐ All	☐ Alley	☐ Blighted

VALUATION RECORD

Assessment Year		20____	20____	20____	20____	20____	20____	20____	20____
Reason for Change		Revaluation							
TRUE TAX VALUE	Res Land								
	Res Imp								
	Shelter Allowance (-)								
	Adj. Res. Land								
	Adj. Res. Imp. (+)								
	Non-Res Land (+)								
	Non-Res Imp (+)								
	Total TTV								
ASSESSED VALUE	Adj. Res Land								
	Adj. Res Imp (+)								
	Non-Res Land (+)								
	Non-Res Imp (+)								
	Total AV								

Property Class

200 MINERAL

INDUSTRIAL
300 Vacant land
310 Food and drink processing facility
320 Foundries and heavy manufacturing
330 Medium manufacturing and assembly
340 Light manufacturing and assembly
345 Industrial office
346 Research and development facility
350 Industrial warehouse
360 Industrial truck terminals
370 Small shops
380 Mines or quarry
385 Landfill
390 Grain elevators
399 Other industrial structures

COMMERCIAL
400 Vacant land
401 4-19 family apartments
402 20-39 family apartments
403 40 or more family apartments
410 Motel or tourist cabins
411 Hotel
412 Nursing home or private hospital
415 Mobile home park
416 Commercial camp ground
419 Other commercial housing
420 Small detached retail of less than ten thousand (10,000) square feet
421 Supermarket
422 Discount and junior department store
424 Full line department store
425 Neighborhood shopping center (strip center)
426 Community shopping center
427 Regional shopping center
428 Convenience market
429 Other retail structures
430 Restaurant, cafeteria, or bar
431 Franchise type restaurant
435 Drive-in restaurant
439 Other food service
440 Dry clean plant or laundry
441 Funeral home
442 Medical clinic or offices
443 Drive up/walk up bank only
444 Full service banks
445 Savings and loans
447 Office building 1 or 2 story
448 Office building 3 stories or more - walkup

COMMERCIAL (con't.)
449 Office building 3 stories or more - elevator
450 Convenience market with gasoline sales
451 Convenience market/franchise type restaurant with gasoline sales
452 Service station
453 Car wash
454 Auto sales and service
455 Commercial garage
456 Parking lot or structure
460 Theater
461 Drive-in theater
462 Golf range or miniture course
463 Golf course or country club
464 Bowling alley
465 Lodge hall
466 Amusement park
467 Health club
468 Ice rink
469 Riverboat gaming resort
480 Commercial warehouse

COMMERCIAL (con't.)
481 Commercial miniwarehouse
482 Commercial truck terminal
490 Marine service facility
495 Marina
499 Other commercial structures

5__ RESIDENTIAL
0 Vacant lot
1 One-family dwelling
2 Two-family dwelling
3 Three-family dwelling
4 House trailer (real)
5 Condominium unit
0 Platted lot
1 Unplatted 0 - 9.99 acres
2 Unplatted 10 - 19.99 acres
3 Unplatted 20 - 29.99 acres
4 Unplatted 30 - 39.99 acres
5 Unplatted 40 +
599 Other residential structure

LAND DATA AND COMPUTATIONS

Land Type	Actual Frontage	Effective Frontage	Effective Depth	Depth Factor	Base Rate	Adjusted Rate	Estimated Value	Influence Factor	Land Value
	.							---- ---- [ ] ---- ----%	
	.							---- ---- [ ] ---- ----%	
	.							---- ---- [ ] ---- ----%	
	.							---- ---- [ ] ---- ----%	
	.							---- ---- [ ] ---- ----%	
	.							---- ---- [ ] ---- ----%	
								---- ---- [ ] ---- ----%	
- - -	- - -	Acreage / Sq. Ft.		- - -	- - -	- - -	- - -	- - -	
		.						---- ---- [ ] ---- ----%	
		.						---- ---- [ ] ---- ----%	
		.						---- ---- [ ] ---- ----%	
		.						---- ---- [ ] ---- ----%	
								Total Residential Land Value	
								Total Non-Residential Land Value	
Total Acreage/Sq. Ft.	.								

Memorandum

LAND TYPE

F Front Lot
R Rear Lot
1 Comm./Ind. Land
11 Primary
12 Secondary
13 Undeveloped Usable
14 Undeveloped Unusable
2 Classified Land
3 Undeveloped Land
4 Tillable Land
5 Non-tillable Land
6 Woodland
7 Other Farmland
8 Ag Support Land
81 Legal Ditch
82 Public Road
83 Utility Trans. Towers
9 Homesite
91 Res. Excess Acres
92. Ag. Excess Acres

Influence Factors

1 Topography
2 Under Improved
3 Excess Frontage
4 Shape or Size
5 Misimprovement
6 Restrctions
7 Traffic Flow
8 View
9 Corner Influence
0 Other

Occupancy	Story Height	Attic	Bsmt Crawl
1 ☐ Single Family	---- ---- [ ] ---- ----	0 None	0 None 0
2 ☐ Duplex	2 Bi-level	1 Unfinished	1 1/4 1
3 ☐ Triplex	3 Tri-level	2 1/2 Finsihed	2 1/2 2
4 ☐ 4-6 Family		3 3/4 Finished	3 3/4 3
5 ☐ M. Home 0 ☐ ____ Row-type		4 Finished	4 Full 4

Construction		Base Area	Floor	Finished Living Area	Value
1 Frame or Aluminum					
2 Stucco					
3 Tile					
4 Concrete Block					
5 Metal					
6 Concrete	--		Attic		
7 Brick	--		Basement		
8 Stone					
9 Frame w/Masonry	--		Crawl	--	

Roofing	
Asphalt Shingles	☐
Slate or Tile	☐
	☐
Metal	☐

Floors	B	1	2	
Earth	☐	☐	☐	☐
Slab	☐	☐	☐	☐
Sub & Joists	☐	☐	☐	☐
	☐	☐	☐	☐
Wood	☐	☐	☐	☐
Parquet	☐	☐	☐	☐
Tile	☐	☐	☐	☐
Carpet	☐	☐	☐	☐
Unfinished	☐	☐	☐	☐

Interior Finish	B	1	2	
Plaster or Dry Wall	☐	☐	☐	☐
Paneling	☐	☐	☐	☐
Fiberboard	☐	☐	☐	☐
	☐	☐	☐	☐
Unfinished	☐	☐	☐	☐
No Electrical Service	☐	☐	☐	☐

Accomodations	
Total Number of Rooms	
Bedrooms	
Family Room	
Formal Dining Room	
Loft Area	
Rec Room — Type	
Rec Room — Area	
Fireplace ☐ Masonry ☐ Metal — Stacks	
Fireplace — Openings	

TOTAL BASE		
Row-type Adjustment		%
SUB-TOTAL		
	Unfinished Interior [-]	
	Extra Living Units [+]	
	Rec. Room [+]	
	Loft [+]	
	Fireplace [+]	
	No Heating [-]	
	Air Conditioning [+]	
	No Electrical Service [-]	
Plumbing TF: _____ -5 = _____ x 700	[+]	
No Plumbing	[-]	
Specialty Plumbing	[+]	
SUB-TOTAL, ONE UNIT		
SUB-TOTAL, ____ UNITS		
Garages		
Integral	[-]	
Attached Garage	[+]	
Attached Carport	[+]	
Basement	[+]	
Exterior Features		
SUB-TOTAL		
Grade and Design Factor ( )		%
ADJUSTED SUB-TOTAL		
Location Multiplier		
Replacement Cost		

Heating & Air Conditioning		Plumbing	#	TF
Central Warm Air		Full Bath		
Hot Water or Steam		Half Baths		
Heat Pump		Kitchen Sink		
No Heat (Gravity/Wall Space)		Water Heater		
Central Air Cond.		Extra Fixtures		
Extra Living Unit — Conversion #		TOTAL		
Extra Living Unit — Designed #		☐ No Plumbing		

IMPROVEMENT DATA AND COMPUTATIONS

O T E N

IMPROVEMENT FEATURES

Major Items

C Concrete Floor
D Dirt Floor
E Electric Lights
G Grade
H Heating
I Insulation
L Loft
P Plumbing
Q Living Quarters
S Stalls
T Type of Construction

Residential

BOAT HOUSE
T / G / D / Q
Open Side
CAR SHED
T / G / D
Open/Enclosed
Back-to-back
Stall Walls
DETACHED GARAGE
T / G / D / L / Q
GREENHOUSE
G
Free Standing
Attached at End
Lean-to
STABLES
T / D / G / L
SWIMMING POOL
T
Underwater Lighting
Tile: Ceramic/Plastic
Filter
Heater
Non-rectangular Shape
Concrete Apron
Enclosure Type
TENNIS COURT
Clay/Sod/Asphalt
UTILITY SHED
T / G

Agricultural

BARNS
T / S / L / P / E / I / D / Q
Open Side
CONFINEMENT
T / P / E / C / I
Slatted Floors
Pits
CORN CRIB
T
Frame/Wire
Free-standing Drive-thru
No Roof
Floor
GRANARIES
L
Storage Bins
Pole Type
GRAIN BINS - STEEL
Diameter & Height or
Bushel Capacity
QUONSET BUILDINGS
E / I / H
Floor: Asphalt/Concrete
SLURRY TANKS
Inground/above ground
Round/Rectangle
Plank Cover/No Cover
SILO
Concrete:
Conc. Stave/Reinf'd
Masonry:
Tile/Conc. Blk./Brick
Steel:
Unlined/Glass Lined
No Roof
TRENCH & BUNKER
SILOS
Depth
Width

SUMMARY OF RESIDENTIAL IMPROVEMENTS

ID	Use	Story Height	Const. Type	Grade	Year Const.	Eff. Age	Cond.	Base Rate	Features	L / M	Adj. Rate	Size or Area	Replacement Cost	Total Depr.	Remainder Value	% Comp	Nhbd Factor	Improvement Value
01	Dwelling																	
02																		
03																		
04																		
05																		
06																		
07																		

Supplemental Card Residential Improvement Total	
Total Residential Improvement Value	

SUMMARY OF NON-RESIDENTIAL IMPROVEMENTS

ID	Use	Story Height	Const. Type	Grade	Year Const.	Eff. Age	Cond.	Base Rate	Features	L / M	Adj. Rate	Size or Area	Replacement Cost	Normal Depr.	Remainder Value	Abnorm. Obs.	Nhbd Factor	Improvement Value
01																		
02																		
03																		
04																		
05																		
06																		

Data Collector / Date	Appraiser / Date	Supplemental Card Non-Residential Improvement Total	
		Total Non-Residential Improvement Value	

Cost Approach

House # 2:

This brick 1 and ½ story home is located in Marshall County. It was built in 1989. It is in average condition and graded a C + 1. The neighborhood factor is 1.03. The house contains 2,329 square feet on the first floor and 1,209 square feet in the ½ story. There is an unfinished basement of 1,925 square feet. The home also has an open frame porch of 312 square feet, a brick patio of 466 square feet, and a wood deck of 594 square feet. The house has three full baths and central air conditioning throughout. There is one masonry fireplace with one opening. There is also an attached garage that is 24 by 24. There is also a detached brick garage that measures 20 feet by 30 feet. It was built in 1995 and is in good condition with a grade of B – 1

What is the total improvement value of this home?

Parcel number	
County	
Township	
Corporation	
District	
Section and Plat	
Routing number	
Neighborhood code	
Property class	
Property address	

Ownership

Transfer of Ownership — Card No. _____ of _____

Date	Grantee	Rec. #	Sale Price	Owner Occupied
				☐ Yes ☐ No
				☐ Yes ☐ No
				☐ Yes ☐ No
				☐ Yes ☐ No

Topography	Pub. Utilities	Street or Rd.	Neighborhood
☐ Level	☐ Water	☐ Paved	☐ Improving
☐ High	☐ Sewer	☐ Unpaved	☐ Static
☐ Low	☐ Gas	☐ Proposed	☐ Declining
☐ Rolling	☐ Electricity	☐ Sidewalk	☐ _____
☐ Swampy	☐ All	☐ Alley	☐ Blighted

VALUATION RECORD

	Assessment Year	20____	20____	20____	20____	20____	20____	20____	20____
	Reason for Change	Revaluation							
TRUE TAX VALUE	Res Land								
	Res Imp								
	Shelter Allowance (-)								
	Adj. Res. Land								
	Adj. Res. Imp. (+)								
	Non-Res Land (+)								
	Non-Res Imp (+)								
	Total TTV								
ASSESSED VALUE	Adj. Res Land								
	Adj. Res Imp (+)								
	Non-Res Land (+)								
	Non-Res Imp (+)								
	Total AV								

Property Class

200 MINERAL

INDUSTRIAL
300 Vacant land
310 Food and drink processing facility
320 Foundries and heavy manufacturing
330 Medium manufacturing and assembly
340 Light manufacturing and assembly
345 Industrial office
346 Research and development facility
350 Industrial warehouse
360 Industrial truck terminals
370 Small shops
380 Mines or quarry
385 Landfill
390 Grain elevators
399 Other industrial structures

COMMERCIAL
400 Vacant land
401 4-19 family apartments
402 20-39 family apartments
403 40 or more family apartments
410 Motel or tourist cabins
411 Hotel
412 Nursing home or private hospital
415 Mobile home park
416 Commercial camp ground
419 Other commercial housing
420 Small detached retail of less than ten thousand (10,000) square feet
421 Supermarket
422 Discount and junior department store
424 Full line department store
425 Neighborhood shopping center (strip center)
426 Community shopping center
427 Regional shopping center
428 Convenience market
429 Other retail structures
430 Restaurant, cafeteria, or bar
431 Franchise type restaurant
435 Drive-in restaurant
439 Other food service
440 Dry clean plant or laundry
441 Funeral home
442 Medical clinic or offices
443 Drive up/walk up bank only
444 Full service banks
445 Savings and loans
447 Office building 1 or 2 story
448 Office building 3 stories or more - walkup

COMMERCIAL (con't.)
449 Office building 3 stories or more - elevator
450 Convenience market with gasoline sales
451 Convenience market/franchise type restaurant with gasoline sales
452 Service station
453 Car wash
454 Auto sales and service
455 Commercial garage
456 Parking lot or structure
460 Theater
461 Drive-in theater
462 Golf range or miniture course
463 Golf course or country club
464 Bowling alley
465 Lodge hall
466 Amusement park
467 Health club
468 Ice rink
469 Riverboat gaming resort
480 Commercial warehouse

COMMERCIAL (con't.)
481 Commercial miniwarehouse
482 Commercial truck terminal
490 Marine service facility
495 Marina
499 Other commercial structures

5 __ RESIDENTIAL
0 Vacant lot
1 One-family dwelling
2 Two-family dwelling
3 Three-family dwelling
4 House trailer (real)
5 Condominium unit
0 Platted lot
1 Unplatted 0 - 9.99 acres
2 Unplatted 10 - 19.99 acres
3 Unplatted 20 - 29.99 acres
4 Unplatted 30 - 39.99 acres
5 Unplatted 40 +
599 Other residential structure

LAND DATA AND COMPUTATIONS

Land Type	Actual Frontage	Effective Frontage	Effective Depth	Depth Factor	Base Rate	Adjusted Rate	Estimated Value	Influence Factor	Land Value
	.							---- ---- [ ] ---- ----%	
	.							---- ---- [ ] ---- ----%	
	.							---- ---- [ ] ---- ----%	
	.							---- ---- [ ] ---- ----%	
	.							---- ---- [ ] ---- ----%	
	.							---- ---- [ ] ---- ----%	
								---- ---- [ ] ---- ----%	
- - -	- - -	Acreage / Sq. Ft.	- - -	- - -	- - -	- - -	- - -	- - -	
		.						---- ---- [ ] ---- ----%	
		.						---- ---- [ ] ---- ----%	
		.						---- ---- [ ] ---- ----%	
		.						---- ---- [ ] ---- ----%	
								Total Residential Land Value	
								Total Non-Residential Land Value	
Total Acreage/Sq. Ft.	.								

Memorandum

LAND TYPE

F Front Lot
R Rear Lot
1 Comm./Ind. Land
11 Primary
12 Secondary
13 Undeveloped Usable
14 Undeveloped Unusable
2 Classified Land
3 Undeveloped Land
4 Tillable Land
5 Non-tillable Land
6 Woodland
7 Other Farmland
8 Ag Support Land
81 Legal Ditch
82 Public Road
83 Utility Trans. Towers
9 Homesite
91 Res. Excess Acres
92. Ag. Excess Acres

Influence Factors

1 Topography
2 Under Improved
3 Excess Frontage
4 Shape or Size
5 Misimprovement
6 Restrctions
7 Traffic Flow
8 View
9 Corner Influence
0 Other

INDIANA RESIDENTIAL PROPERTY RECORD CARD

Occupancy	Story Height	Attic	Bsmt Crawl
1 ☐ Single Family	---- ---- [ ] ---- ----	0 None	0 None 0
2 ☐ Duplex	2 Bi-level	1 Unfinished	1 1/4 1
3 ☐ Triplex	3 Tri-level	2 1/2 Finsihed	2 1/2 2
4 ☐ 4-6 Family		3 3/4 Finished	3 3/4 3
5 ☐ M. Home 0 ☐ ____ Row-type		4 Finished	4 Full 4

Construction		Base Area	Floor	Finished Living Area	Value
1 Frame or Aluminum			.		
2 Stucco			.		
3 Tile			.		
4 Concrete Block			.		
5 Metal					
6 Concrete	--		Attic		
7 Brick	--		Basement		
8 Stone					
9 Frame w/Masonry	--		Crawl	--	

Roofing		TOTAL BASE		
Asphalt Shingles	☐	Row-type Adjustment		%
Slate or Tile	☐		SUB-TOTAL	
	☐		Unfinished Interior [-]	
Metal	☐		Extra Living Units [+]	
Floors	B 1 2		Rec. Room [+]	
Earth	☐ ☐ ☐ ☐		Loft [+]	
Slab	☐ ☐ ☐ ☐		Fireplace [+]	
Sub & Joists	☐ ☐ ☐ ☐		No Heating [-]	
	☐ ☐ ☐ ☐		Air Conditioning [+]	
Wood	☐ ☐ ☐ ☐		No Electrical Service [-]	
Parquet	☐ ☐ ☐ ☐	Plumbing	[+]	
Tile	☐ ☐ ☐ ☐	TF: _____ -5 = _____ x 700		
Carpet	☐ ☐ ☐ ☐	No Plumbing	[-]	
Unfinished	☐ ☐ ☐ ☐	Specialty Plumbing	[+]	
Interior Finish	B 1 2		SUB-TOTAL, ONE UNIT	
Plaster or Dry Wall	☐ ☐ ☐ ☐		SUB-TOTAL, ____ UNITS	
Paneling	☐ ☐ ☐ ☐	Garages		
Fiberboard	☐ ☐ ☐ ☐		Integral [-]	
	☐ ☐ ☐ ☐		Attached Garage [+]	
Unfinished	☐ ☐ ☐ ☐		Attached Carport [+]	
No Electrical Service	☐ ☐ ☐ ☐		Basement [+]	
Accomodations		Exterior Features		
Total Number of Rooms			SUB-TOTAL	
Bedrooms		Grade and Design Factor ( )		%
Family Room		ADJUSTED SUB-TOTAL		
Formal Dining Room		Location Multiplier		
		Replacement Cost		

Heating & Air Conditioning		Plumbing	#	TF
Central Warm Air		Full Bath		
Hot Water or Steam		Half Baths		
Heat Pump		Kitchen Sink		
No Heat (Gravity/Wall/Space)		Water Heater		
Central Air Cond.		Extra Fixtures		
Extra Living Unit: Conversion #		TOTAL		
Extra Living Unit: Designed #		☐ No Plumbing		

Loft Area		
Rec Room	Type	
	Area	
Fireplace ☐ Masonry ☐ Metal	Stacks	
	Openings	

IMPROVEMENT DATA AND COMPUTATIONS

O T E N

IMPROVEMENT FEATURES

Major Items

C Concrete Floor
D Dirt Floor
E Electric Lights
G Grade
H Heating
I Insulation
L Loft
P Plumbing
Q Living Quarters
S Stalls
T Type of Construction

Residential

BOAT HOUSE
T / G / D / Q
Open Side
CAR SHED
T / G / D
Open/Enclosed
Back-to-back
Stall Walls
DETACHED GARAGE
T / G / D / L / Q
GREENHOUSE
G
Free Standing
Attached at End
Lean-to
STABLES
T / D / G / L
SWIMMING POOL
T
Underwater Lighting
Tile: Ceramic/Plastic
Filter
Heater
Non-rectangular Shape
Concrete Apron
Enclosure Type
TENNIS COURT
Clay/Sod/Asphalt
UTILITY SHED
T / G

Agricultural

BARNS
T / S / L / P / E / I / D / Q
Open Side
CONFINEMENT
T / P / E / C / I
Slatted Floors
Pits
CORN CRIB
T
Frame/Wire
Free-standing Drive-thru
No Roof
Floor
GRANARIES
L
Storage Bins
Pole Type
GRAIN BINS - STEEL
Diameter & Height or Bushel Capacity
QUONSET BUILDINGS
E / I / H
Floor: Asphalt/Concrete
SLURRY TANKS
Inground/above ground
Round/Rectangle
Plank Cover/No Cover
SILO
Concrete:
Conc. Stave/Reinf'd
Masonry:
Tile/Conc. Blk./Brick
Steel:
Unlined/Glass Lined
No Roof
TRENCH & BUNKER SILOS
Depth
Width

SUMMARY OF RESIDENTIAL IMPROVEMENTS

ID	Use	Story Height	Const. Type	Grade	Year Const.	Eff. Age	Cond.	Base Rate	Features	L / M	Adj. Rate	Size or Area	Replacement Cost	Total Depr.	Remainder Value	% Comp	Nhbd Factor	Improvement Value
01	Dwelling																	
02																		
03																		
04																		
05																		
06																		
07																		
													Supplemental Card Residential Improvement Total					
													Total Residential Improvement Value					

SUMMARY OF NON-RESIDENTIAL IMPROVEMENTS

ID	Use	Story Height	Const. Type	Grade	Year Const.	Eff. Age	Cond.	Base Rate	Features	L / M	Adj. Rate	Size or Area	Replacement Cost	Normal Depr.	Remainder Value	Abnorm. Obs.	Nhbd Factor	Improvement Value
01																		
02																		
03																		
04																		
05																		
06																		
Data Collector / Date							Appraiser / Date						Supplemental Card Non-Residential Improvement Total					
													Total Non-Residential Improvement Value					

Parcel number	
County	
Township	
Corporation	
District	
Section and Plat	
Routing number	
Neighborhood code	
Property class	
Property address	

Ownership

Transfer of Ownership				Card No. _______ of _______
Date	Grantee	Rec. #	Sale Price	Owner Occupied
				☐ Yes ☐ No
				☐ Yes ☐ No
				☐ Yes ☐ No

Topography	Pub. Utilities	Street or Rd.	Neighborhood
☐ Level	☐ Water	☐ Paved	☐ Improving
☐ High	☐ Sewer	☐ Unpaved	☐ Static
☐ Low	☐ Gas	☐ Proposed	☐ Declining
☐ Rolling	☐ Electricity	☐ Sidewalk	☐ _______
☐ Swampy	☐ All	☐ Alley	☐ Blighted

VALUATION RECORD

	Assessment Year	20_____	20_____	20_____	20_____	20_____	20_____	20_____	20_____
	Reason for Change	Revaluation							
TRUE TAX VALUE	Res Land (*Homesite*)								
	Res Imp								
	Shelter Allowance (-)								
	Adj. Res. Land								
	Adj. Res. Imp. (+)								
	Ag. Excess Land (+)								
	Non-Res Imp (+)								
	Farm / Classified Land (+)								
	Total TTV								
ASSESSED VALUE	Adj. Res Land								
	Adj. Res Imp (+)								
	Ag. Excess Land (+)								
	Non-Res Imp (+)								
	Farm / Classified Land (+)								
	Total AV								

Property Class

100 Vacant Land	106 Vetetable Farms
101 Cash Grain/ General Farm	107 Tobacco Farms
102 Livestock other than Dairy or Poultry	108 Nurseries
	109 Greenhouses
	110 Hog Farms
	111 Beef Farms
103 Dairy Farms	120 Timber
104 Poultry Farms	199 Other Agricultural Use
105 Fruit & Nut Farms	200 MINERAL

Memorandum

LAND DATA AND COMPUTATIONS

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

Parcel Acreage		
81 Legal Drain NV [-]		
82 Public Roads NV [-]		
83 UT Towers NV [-]		
9 Homesite(s) [-]		
92 Ag. Excess Acres [-]		
TOTAL ACRES FARMLAND		
Farmland Value		
Measured Acreage		
Average Farmland Value/Acre		
VALUE OF FARMLAND		
Classified Land Total		
Total Farmland / Classified Land Value		
Homesite(s) Value [+]		
92 Ag. Excess Acres [+]		

LAND TYPE

F - Front Lot
R - Rear Lot
1 - Comm./Ind. Land
2 - Classified Land
21 - Classified Forest
22 - Wildlife Habitat
23 - Riparian Land
24 - Windbreak
25 - Filter Strip
3 - Undeveloped Land
4 - Tillable Land
5 - Non-Tillable Land
6 - Woodland
7 - Other Farmland
71 - Farm Buildings
72 - Water
73 - Wetlands
8 - Ag Support Land
81 Legal Ditch
82 Public Road
83 Utility Trans. Towers
9 - Homesite
91 Res. Excess Acres
92. Ag. Excess Acres

State Form 50057 (2-01)

INDIANA AGRICULTURAL PROPERTY RECORD CARD

Occupancy	Story Height	Attic	Bsmt Crawl
1 ☐ Single Family	---- ---- [ ] ---- ----	0 None	0 None 0
2 ☐ Duplex	2 Bi-level	1 Unfinished	1 1/4 1
3 ☐ Triplex	3 Tri-level	2 1/2 Finsihed	2 1/2 2
4 ☐ 4-6 Family		3 3/4 Finished	3 3/4 3
5 ☐ M. Home 0 ☐ ____ Row-type		4 Finished	4 Full 4

Construction		Base Area	Floor	Finished Living Area	Value
1 Frame or Aluminum			•		
2 Stucco			•		
3 Tile			•		
4 Concrete Block					
5 Metal					
6 Concrete	--		Attic		
7 Brick	--		Basement		
8 Stone					
9 Frame w/Masonry	--		Crawl	--	

Roofing	
Asphalt Shingles	☐
Slate or Tile	☐
	☐
Metal	☐

Floors	B	1	2	
Earth	☐	☐	☐	☐
Slab	☐	☐	☐	☐
Sub & Joists	☐	☐	☐	☐
	☐	☐	☐	☐
Wood	☐	☐	☐	☐
Parquet	☐	☐	☐	☐
Tile	☐	☐	☐	☐
Carpet	☐	☐	☐	☐
Unfinished	☐	☐	☐	☐

Interior Finish	B	1	2	
Plaster or Dry Wall	☐	☐	☐	☐
Paneling	☐	☐	☐	☐
Fiberboard	☐	☐	☐	☐
	☐	☐	☐	☐
Unfinished	☐	☐	☐	☐
No Electrical Service	☐	☐	☐	☐

Accomodations	
Total Number of Rooms	
Bedrooms	
Family Room	
Formal Dining Room	
Loft Area	
Rec Room — Type	
Rec Room — Area	
Fireplace ☐ Masonry ☐ Metal — Stacks	
Fireplace — Openings	

TOTAL BASE		
Row-type Adjustment		%
SUB-TOTAL		
Unfinished Interior	[-]	
Extra Living Units	[+]	
Rec. Room	[+]	
Loft	[+]	
Fireplace	[+]	
No Heating	[-]	
Air Conditioning	[+]	
No Electrical Service	[-]	
Plumbing TF. _____ -5 = _____ x 700	[+]	
No Plumbing	[-]	
Specialty Plumbing	[+]	
SUB-TOTAL, ONE UNIT		
SUB-TOTAL, ____ UNITS		
Garages		
Integral	[-]	
Attached Garage	[+]	
Attached Carport	[+]	
Basement	[+]	
Exterior Features		
SUB-TOTAL		
Grade and Design Factor ( )		%
ADJUSTED SUB-TOTAL		
Location Multiplier		
Replacement Cost		

Heating & Air Conditioning		Plumbing	#	TF
Central Warm Air		Full Bath		
Hot Water or Steam		Half Baths		
Heat Pump		Kitchen Sink		
No Heat (Gravity/Wall/Space)		Water Heater		
Central Air Cond.		Extra Fixtures		
Extra Living Unit — Conversion #		TOTAL		
Extra Living Unit — Designed #		☐ No Plumbing		

IMPROVEMENT DATA AND COMPUTATIONS

O T E N

IMPROVEMENT FEATURES

Major Items

C Concrete Floor
D Dirt Floor
E Electric Lights
G Grade
H Heating
I Insulation
L Loft
P Plumbing
Q Living Quarters
S Stalls
T Type of Construction

Residential

BOAT HOUSE
T / G / D / Q
Open Side
CAR SHED
T / G / D
Open/Enclosed
Back-to-back
Stall Walls
DETACHED GARAGE
T / G / D / L / Q
GREENHOUSE
G
Free Standing
Attached at End
Lean-to
STABLES
T / D / G / L
SWIMMING POOL
T
Underwater Lighting
Tile: Ceramic/Plastic
Filter
Heater
Non-rectangular Shape
Concrete Apron
Enclosure Type
TENNIS COURT
Clay/Sod/Asphalt
UTILITY SHED
T / G

Agricultural

BARNS
T / S / L / P / E / I / D / Q
Open Side
CONFINEMENT
T / P / E / C / I
Slatted Floors
Pits
CORN CRIB
T
Frame/Wire
Free-standing Drive-thru
No Roof
Floor
GRANARIES
L
Storage Bins
Pole Type
GRAIN BINS - STEEL
Diameter & Height or Bushel Capacity
QUONSET BUILDINGS
E / I / H
Floor: Asphalt/Concrete
SLURRY TANKS
Inground/above ground
Round/Rectangle
Plank Cover/No Cover
SILO
Concrete:
Conc. Stave/Reinf'd
Masonry:
Tile/Conc. Blk./Brick
Steel:
Unlined/Glass Lined
No Roof
TRENCH & BUNKER SILOS
Depth
Width

SUMMARY OF RESIDENTIAL IMPROVEMENTS

ID	Use	Story Height	Const. Type	Grade	Year Const.	Eff. Age	Cond.	Base Rate	Features	L / M	Adj. Rate	Size or Area	Replacement Cost	Total Depr.	Remainder Value	% Comp	Nhbd Factor	Improvement Value
01	Dwelling																	
02																		
03																		
04																		
05																		
06																		
07																		

Supplemental Card Residential Improvement Total	
Total Residential Improvement Value	

SUMMARY OF NON-RESIDENTIAL IMPROVEMENTS

ID	Use	Story Height	Const. Type	Grade	Year Const.	Eff. Age	Cond.	Base Rate	Features	L / M	Adj. Rate	Size or Area	Replacement Cost	Normal Depr.	Remainder Value	Abnorm Obs.	Nhbd Factor	Improvement Value
01																		
02																		
03																		
04																		
05																		
06																		

Data Collector / Date	Appraiser / Date	Supplemental Card Non-Residential Improvement Total	
		Total Non-Residential Improvement Value	

Cost Approach

Class Problem Packet-Level I

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

Number 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?

Number 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?

Number 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?

Cost Approach

Class Problem Packet-Level I

For problems 4, 5, and 6, assume a Homesite value of $10,000, an excess acreage value of $2,500 per acre and a farmland value of $1,140 per acre with a productivity factor of 1.05.

Number 4: A residential parcel contains 4 acres and is vacant. What is the estimated value of this parcel?

Number 5: 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?

Number 6: 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?

Cost Approach

Class Problem Packet-Level I

For problems 7, 8, and 9 use Table 2-11 on Page 73, of Chapter 2

Number 7: 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?

Number 8: 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?

Number 9: 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?

Practice Problem # 1

You are valuing a detached garage. The following information was given to you. What total improvement value will you provide?

Detached Frame Garage	600 square feet
Dirt Floor	
Grade	C-1
Location Multiplier Jay County	0.96
Neighborhood Factor	0.93
Built	1954
Condition	Fair

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 $1,400.

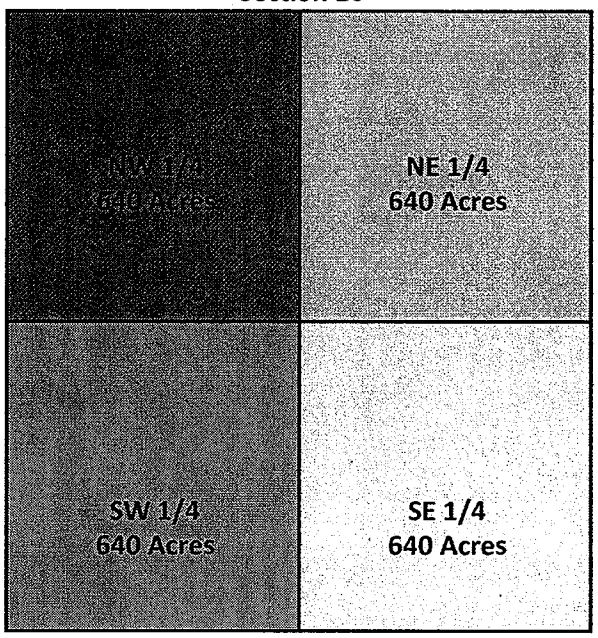
Land Type	Soil I.D.	Measured Acres	Productivity Factor	Base Rate	Adjusted Rate	Extended Value	Influence Factor	Land Value
Supplemental Card							Supplemental Card	
Measured Acreage							LAND VALUE	

Cost Approach

Practice Problem # 4

Combination Legal Description and Depth Chart Calculations

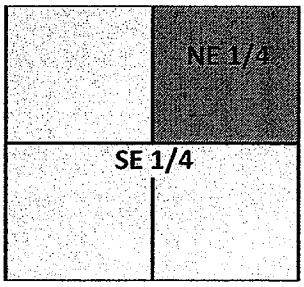
Section 10

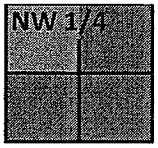


NW1/4 NE1/4 SE1/4 OF SECTION 10

READ DESCRIPTION FROM RIGHT TO LEFT
ALL 4 QUARTERS EQUALS 640 ACRES

1.) HOW MANY ACRES IN THE ABOVE DESCRIPTION?
2.) HOW MANY SQ. FT. IN THE ABOVE DESCRIPTION?





NW 1/4 NE 1/4 SE 1/4

Cost Approach

Practice Problem # 4 (A)

Combination Legal Description and Depth Chart Calculations

Depth Chart Problem

For depth table calculations
Chapter 2 pages 54 etc.

First	Determine what the standard depth is.
Second	Find that table
Third	Find the factor in that table that relates to the depth of the lot you are pricing
Fourth	Take that factor and multiply it times the front foot price that is given to you
Fifth	This gives you the adjusted rate
Sixth	Take this times the front foot of the lot you are pricing
Seventh	This gives you the price of the lot

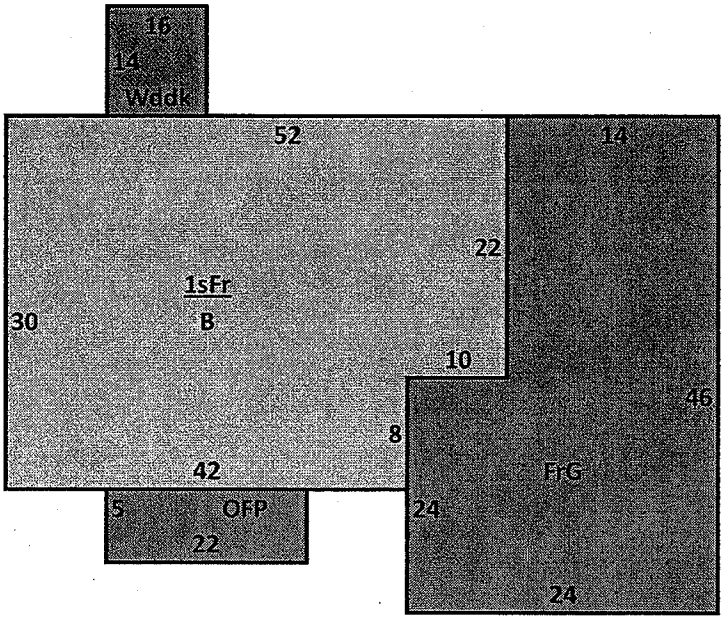
Example:

Standard lot size is 125 X 132
Lot we are pricing is 125 X 150
Front foot price is $150
Adjusted front foot price is _____
Lot values is _____

Cost Approach

Practice Problem # 6 House # 1

Additional Square Foot Calculation Problems

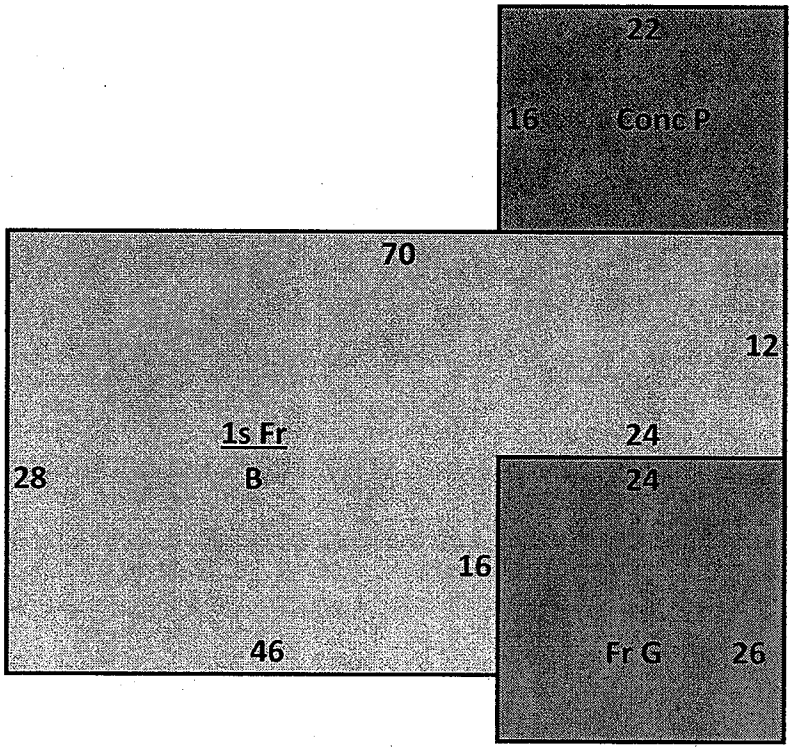


	Sq. Feet	Value
1sFr		
B		
FrG		
OFP		
Wdk		
TOTAL		$0

Cost Approach

Practice Problem # 6 House # 2

Additional Square Foot Calculation Problems

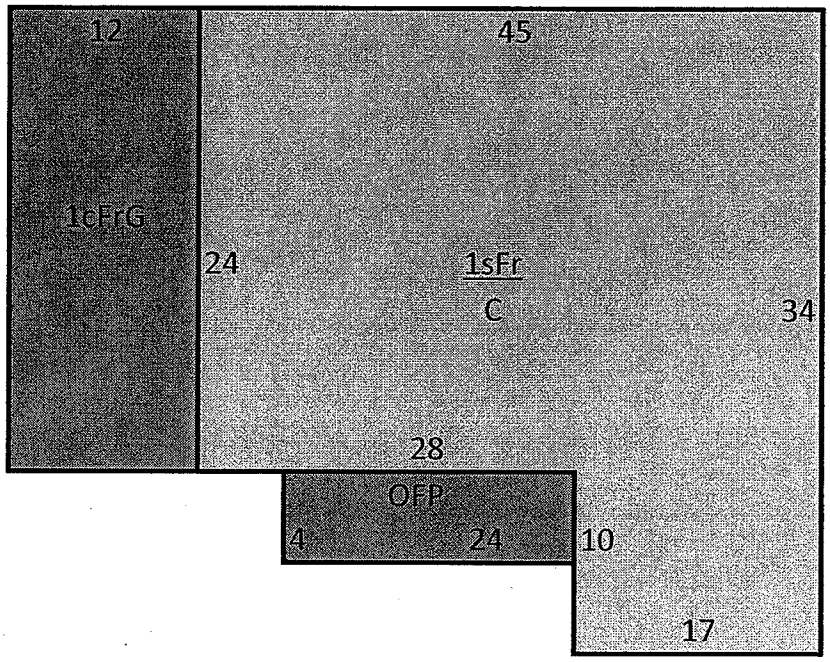


	Sq. Feet	Value
1sFr		
B		
FrG		
Conc P		
TOTAL		$0

Cost Approach

Practice Problem # 6 House # 3

Additional Square Foot Calculation Problems



	Sq. Feet	Value
1sFr		
C		
1cFrG		
OFP		
TOTAL		$0