Level I Neighborhood Factor
Problem #1

You are developing a neighborhood factor for Neighborhood 10161951. You have gathered the following information:

House #1) Sale price of $79,900. Land value of $15,000. The RCN from the property record card is $87,700 and depreciation of $3,510.
House #2) Sale price of $92,500. Land value of $16,500. The RCN from the property record card is $117,790 and depreciation of $30,540.
House #3) Sale price of $85,000. Land value of $17,000. The RCN from the property record card is $95,900 and depreciation of $21,100.
House #4) Sale price of $82,500. Land value of $17,000. The RCN from the property record card is $107,000 and depreciation of $27,820.
House #5) Sale price of $68,000. Land value of $16,100. The RCN from the property record card is $67,590 and depreciation of $17,680.

Neighborhood Factor Grid

	A	B	C	D	E	F
House #	Sale Price	Land Value	Imp Sale Price	Replacement Cost New	Depreciation	Imp Value
1						
2						
3						
4						
5						
TOTALS						

NEIGHBORHOOD FACTOR

_____

Total Sales Price of all Improvements _____
Total AV of all Improvements

Neighborhood Factor EQUALS _____

Level I Neighborhood Factor
Problem Answer #1

	A	B	C	D	E	F
House #	Sale Price	Land Value	Imp Sale Price	Replacement Cost New	Depreciation	Imp Value
1	$79,900	$15,000	$64,900	$87,700	$3,510	$84,190
2	$92,500	$16,500	$76,000	$117,790	$30,540	$87,250
3	$85,000	$17,000	$68,000	$95,900	$21,100	$74,800
4	$82,500	$17,000	$65,500	$107,000	$27,820	$79,180
5	$68,000	$16,100	$51,900	$67,590	$17,680	$49,910
TOTALS			$326,300			$375,330
	A	- B	= C	D	- E	= F

NEIGHBORHOOD FACTOR

Total Sales Price of all Improvements	$326,300	C
Total AV of all Improvements	$375,330	F
Neighborhood Factor	EQUALS	0.87

Level I Neighborhood Factor
Problem #2

Develop a Neighborhood Factor using the following information:

Total Sale Price:	$1,890,600
Total Improvement Sale Price:	$1,607,000
Total RCN:	$1,657,300
Total Improvement Value:	$1,557,900

Round your answer to the nearest hundreth.

Problem #2 Answer

Total Sale Price:	$1,890,600
Total Improvement Sale Price:	$1,607,000
Total RCN:	$1,657,300
Total Improvement Value:	$1,557,900

To develop a Neighborhood Factor, remember to divide the Total

Total Imp. SP / Total Imp. Value = Neighborhood Factor

$1,607,000 / $1,557,900 = 1.03 OR 103%