

Walls		Roofing		IMPROVEMENT DATA AND COMPUTATIONS																										
Brick		Built - up		Level II Cost Approach Practice Problem #1 (Walgreen's Drug Store)																Circle One →		1 or A		2 or B		3 or C		4 or D		
Stone		Metal																		Pricing Key	GCM Gen Retail									
Concrete		Slate / Tile																		S. F. Area	15,400									
Frame or Metal		Shingle																		Effective Perimeter	450									
C.B. or Tile																				P. A. R.	3									
		Insulation																		Number of Units										
																				Average unit size										
Framing	B																			Floor	Hgt.	Rate	Hgt.	Rate	Hgt.	Rate	Hgt.	Rate	Hgt.	Rate
Wood Joist																				Basement		\$61.19								
Fire Resistant																				1st										
Fire Proof Steel				2nd																										
Reinf. Concrete				3rd																										
Flooring	B			4th																										
Concrete				Frame Adj.	±																									
Wood				Wall Hght. Adj.	±																									
Tile or Carpet				Base Price		\$61.19																								
Finish Type	B			B. P. A. %		100%																								
Unfinished				Sub-total		\$61.19																								
Semifinished				Unit Finish																										
Finished Open				Interior Finish																										
Finished Divided				Div./Pin Walls																										
Use	B			Lighting																										
Store				Heating/Air Cond.																										
Office				Sprinkler		\$3.53																								
Apartment				S. F. Price		\$64.72																								
Vacant or Aband.				Area		15,400																								
Heating & Air Conditioning				Sub.-total		\$996,690																								
No Heating				Plumbing		\$8,000																								
Central Warm Air				Special Features		\$25,250																								
Hot Water or Steam				Exterior Features																										
Unit Heating				TOTAL BASE		\$1,029,940																								
Central Air				Location Multiplier		94%																								
Package or Unit Air				Grade Factor		105%																								
Sprinkler				Replacement Cost		\$1,016,550																								
Plumbing Fixtures	#	TF		Actual age 12 Effective age 11 Life Expectancy 45																										
Full Bath																														
Half Bath																														
Extra Fixtures																														
TOTAL	0																													
Other Fixtures				SUMMARY OF IMPROVEMENTS																										
Wash Fountain	G/F	ES	SS	Description	Value	ID	Use	Story Height	Const. Type	Grade	Year Const.	Eff. Age	Cond.	Base Rate	Features	L/M	Adj. Rate	Size or Area	Replacement Cost	Norm. Depr.	Remainder Value	Obsol. Depr.	True Tax Value							
Circular 36"						01	GCM Gen Retail	1	Fr	C+1	2010		Av						\$1,016,550	14%	\$874,230		\$874,200							
Semi-circular 36"						02																								
semi-circular 54"						03	Paving	2"/5"	Asph	C	2010		Av	\$2.57		94%	\$2.42	28000	\$67,760	80%	\$13,550		\$13,600							
Industrial Gang Sinks						04																								
4' long, 4 man						05																								
8' lone, 8 man						06																								
Shower-Column						07																								
Circular, 5 per						08																								
semi-circular, 3 per						09																								
Corner, 2 per						10																								
Shower Multi-Stall						11																								
Circular, 5 per						12																								
Semi-circular, 3 per						13																								
Corner, 2 per						14																								
						15																								
Gang Shower Heads						16																								
Drinking Fountains						17																								
Refrigerated Water Coolers						18																								
.....with Hot & Cold Water																														
Emergency Shower/eye Wash																														
												Data Collector / Date				Appraiser / Date				Total True Tax Improvement Value				\$887,800						