

Walls		Roofing		IMPROVEMENT DATA AND COMPUTATIONS																									
Brick		Built - up		Level II Cost Approach Class Problem # 6 Dearborn County LCM - 91% Paving 20,000 sq. ft. \$2.57 + \$.40 for 3 " base = \$2.97 \$2.97 X 95% for C - 1 Grade = \$2.82 base rate.\$2.82 \$2.82 X 91% L/M = \$2.57 adj. rate X 20,000 sq. ft. = \$51,400 Guard Rail = \$23.76 X 91% = \$21.62 X 200 = \$4,320, round to nearest \$10 = \$4,320 X .20 = \$860 rounded to the nearest \$100 = \$900. Actual Age 32 Eff age 32 Life Expectancy 10																Circle One →		1 or A		2 or B		3 or C		4 or D	
Stone		Metal																		Pricing Key									
Concrete		Slate / Tile																		S. F. Area									
Frame or Metal		Shingle																		Effective Perimeter									
C.B. or Tile		Insulation																		P. A. R.									
																				Number of Units									
																				Average unit size									
Framing	B																			Floor		Hgt.	Rate	Hgt.	Rate	Hgt.	Rate	Hgt.	Rate
Wood Joist																				Basement									
Fire Resistant																				1st									
Fire Proof Steel				2nd																									
Reinf. Concrete				3rd																									
				4th																									
Flooring	B			Frame Adj.		±																							
Concrete				Wall Hgt. Adj.		±																							
Wood				Base Price																									
Tile or Carpet				B. P. A. %																									
Finish Type	B			Sub-total																									
Unfinished				Unit Finish																									
Semifinished				Interior Finish																									
Finished Open				Div./Pin Walls																									
Finished Divided				Lighting																									
Use	B			Heating/Air Cond.																									
Store				Sprinkler																									
Office				S. F. Price																									
Apartment				Area																									
				Sub.-total																									
Vacant or Aband.				Plumbing																									
Heating & Air Conditioning				Special Features																									
No Heating				Exterior Features																									
Central Warm Air				TOTAL BASE																									
Hot Water or Steam				Location Multiplier																									
Unit Heating				Grade Factor																									
				Replacement Cost																									
Central Air																													
Package or Unit Air																													
Sprinkler																													
Plumbing Fixtures	#	TF																											
Full Bath																													
Half Bath																													
Extra Fixtures																													
TOTAL	0																												
Other Fixtures																													
Wash Fountain	G/F	ES	SS																										
Circular 36"																													
Circular 54"																													
Semi-circular 36"																													
semi-circular 54"																													
Industrial Gang Sinks																													
4' long, 4 man																													
8' lone, 8 man																													
Shower-Column																													
Circular, 5 per																													
semi-circular, 3 per																													
Corner, 2 per																													
Shower Multi-Stall																													
Circular, 5 per																													
Semi-circular, 3 per																													
Corner, 2 per																													
	No. Fixtures																												
Gang Shower Heads																													
Drinking Fountains																													
Refrigerated Water Coolers																													
.....with Hot & Cold Water																													
Emergency Shower/eye Wash																													

SPECIAL FEATURES														SUMMARY OF IMPROVEMENTS									
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				
		01	Paving	2"/8"	Asph	C-1	1990		Av	\$2.82		91%	\$2.57	20,000	\$51,400	80%	\$10,280		\$10,300				
		02	Guard Rail		Mtl	C	1990		Av	\$23.76		91%	\$21.62	200	\$4,320	80%	\$860		\$900				
		03																					
		04																					
		05																					
		06																					
		07																					
		08																					
		09																					
		10																					
		11																					
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		13																					
		14																					
		15																					
		16																					
		17																					
		18																					
Data Collector / Date										Appraiser / Date													
															Total True Tax Improvement Value			\$11,200					