

Walls		Roofing		IMPROVEMENT DATA AND COMPUTATIONS																											
Brick		Built - up		<b>Level II Cost Approach</b>  <b>Class Problem # 7 Answer (Back of Property Record Card)</b>  Basement = utility storage, wall type 2, PAR 6 = \$24.97  1st floor = dining lounge, wall type 2, PAR 6 = \$100.74  2nd floor = apartments, wall type 2, PAR 6 = \$48.97  Average unit size = 4320 / 4 = 1080  Unit finish adjustment (apartments size 1100 W/O) = \$6.06  Sprinkler on first floor = type 4 less than 5000 = \$4.97  Plumbing = 15 X \$1,600 = \$24,000  Paving under 20,000 sq. ft. = \$2.81 X 95% = \$2.67 base rate  \$2.67 base rate X 88% L/M = \$2.35 (adj. rate) X 1,200 sq. ft. = \$2,820 or \$2,820 ( Rounded to nearest \$10.00 )																Circle One →				1 or A	2 or B	3 or C	4 or D				
Stone		Metal																		Pricing Key				GCR	GCR	GCR					
Concrete		Slate / Tile																		S. F. Area				4320	4320	4320					
Frame or Metal		Shingle																		Effective Perimeter				264	264	264					
C.B. or Tile		Insulation																		P. A. R.				6	6	6					
																				Number of Units						4					
																				Average unit size						1080					
Framing	B																			Floor				Hgt.	Rate	Hgt.	Rate	Hgt.	Rate	Hgt.	Rate
Wood Joist																				Basement				10	\$24.97	12	\$100.74				
Fire Resistant																				1st											
Fire Proof Steel				2nd							12	\$48.97																			
Reinf. Concrete				3rd																											
Flooring	B			4th																											
Concrete																															
Wood																															
Tile or Carpet																															
Finish Type	B																														
Unfinished																															
Semifinished																															
Finished Open																															
Finished Divided																															
Use	B																														
Store																															
Office																															
Apartment																															
Vacant or Aband.																															
Heating & Air Conditioning																															
No Heating																															
Central Warm Air																															
Hot Water or Steam																															
Unit Heating																															
Central Air																															
Package or Unit Air																															
Sprinkler																															
Plumbing Fixtures	#	TF																													
Full Bath																															
Half Bath																															
Extra Fixtures																															
TOTAL				0																											
Other Fixtures				SPECIAL FEATURES																											
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	Dining Lounge	2	Br	C	2006		Avg						\$727,120	37%	\$458,090		\$458,100								
Circular 54"						02																									
Semi-circular 36"						03																									
semi-circular 54"						04																									
Industrial Gang Sinks						05	Paving	2"-5"	Asph	C-1	2006		Gd	\$2.67		88%	\$2.35	1200	\$2,820	80%	\$560		\$600								
4' long, 4 man						06																									
8' lone, 8 man						07																									
Shower-Column						08																									
Circular, 5 per						09																									
semi-circular, 3 per						10																									
Corner, 2 per						11																									
Shower Multi-Stall						12																									
Circular, 5 per						13																									
Semi-circular, 3 per						14																									
Corner, 2 per						15																									
Gang Shower Heads	No. Fixtures					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		\$458,700									