

## Level I - Cost Approach

### Practice Problem # 1

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

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

## Cost Approach Practice Problem # 1 Answer

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

Calculate Base Rate	
Det. Garage Base Price (Schedule G.1) =	\$31.48
C-1 Quality Grade Factor	x 95%
<b>BASE RATE</b>	<b>\$29.91</b>

SUMMARY OF NON-RESIDENTIAL IMPROVEMENTS																		
ID	Use	Story Hgt.	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	Det Gar	1.0	Fr	C-1	1954		Fair	\$29.91		0.93	\$27.81	600	\$16,690	47%	\$8,850		0.93	\$8,200

Improvement Value for Detached  
Frame Garage

**\$8,000**

- Rounded to nearest  
\$100

Occupancy		Story Height	Attic		Bsmt Crawl	IMPROVEMENT DATA AMD COMPUTATIONS																			
1	Single Family	[ ]	0	None	0	None	0	HOUSE										IMPROVEMENT FEATURES							
2	Duplex		1	Unfinished	1	1/4	1											Major Items				Agricultural			
3	Triplex	2	Bi-level	2	1/2	2	C Concrete Floor											Barns							
4	4-6 Family	3	Tri-level	3	3/4	3	D Dirt floor											T/S/L/P/E/I/D/Q							
5	M. Home	0		4	Finished	4	Full											E Electric Lights				Open Side			
Construction		Base Area	Floor	Finished Living Area		Value		<div> <p><b>SUMMARY OF IMPROVEMENTS</b></p> <p>Det Garage Base Price (Schedule G.1) = <b>\$31.48</b></p> <p>C-1 Quality Grade Factor <b>x 95%</b></p> <p><b>BASE RATE \$29.91</b></p> </div>										G Grade				Confinement			
1 Frame or Aluminum																		H Heating				T/P/E/C/I			
2 Stucco																		I Insulation				Slatted Floors			
3 Tile																		L Loft				Pits			
4 Concrete Block																		P Plumbing				Corn Crib			
5 Metal																		Q Living Quarters				T			
6 Concrete																		S Stalls				Frame/Wire			
7 Brick		--		Attic														T Type of Const.				Free standing			
8 Stone		--		Bsmt.																		Drive-thru			
9 Frame w/Masonry		--		Crawl		-----																No Roof			
Roofing		TOTAL BASE				<b>\$0</b>		<div> <p><b>SUMMARY OF RESIDENTIAL IMPROVEMENTS</b></p> <p>BOAT HOUSE</p> <p>T/G/D/Q</p> <p>Open Side</p> <p>CAR SHED</p> <p>T/G/D</p> <p>Open/Enclosed</p> <p>Back-To-Back</p> <p>Stall Walls</p> <p>DETACH GARAGE</p> <p>T/G/D/L/Q</p> <p>GREENHOUSE</p> <p>G</p> <p>Free Standing</p> <p>Attached at End</p> <p>Lean-to</p> <p>STABLES</p> <p>T/G/D/L</p> <p>SWIMMING POOL</p> <p>T</p> <p>Underwater Lighting</p> <p>Tile: Ceramic/Plastic</p> <p>Filter</p> <p>Heater</p> <p>Non-Rect.Shape</p> <p>Concrete Apron</p> <p>Enclosure Type</p> <p>TENNIS COURT</p> <p>Clay/Sod/Asphalt</p> <p>UTILITY SHED</p> <p>T/G</p> </div>																	
Asphalt Shingles				Row-type Adjustment		100%																			
Slate or Tile				SUB-TOTAL		<b>\$0</b>																			
Metal				Unfinished interior [ - ]																					
Floors		B 1 2		Extra Living Units [ + ]																					
Earth				Rec. Room [ + ]																					
Slab				Loft [ + ]																					
Sub & Joist				Fireplace [ + ]																					
Wood				No Heating [ + ]																					
Parquet				Air Conditioning [ + ]																					
Tile				No Electric [ + ]																					
Carpet				Plumbing																					
Unfinished				5 - 5 = 0 X 800																					
Interior Finish		B 1 2		No Plumbing [ + ]																					
Plaster or Dry Wall				Specialty Plumbing [ + ]																					
Paneling				SUB-TOTAL, ONE UNIT																					
Fiberboard				SUB-TOTAL UNITS																					
Earth				Garages																					
Unfinished				Integral [ - ]																					
No Electrical				Attached Garage [ + ]		<b>\$0</b>																			
Accommodations				Attached Carport [ + ]																					
Total Number of Rooms				Basement [ + ]																					
Bedrooms				Exterior Features		<b>\$0</b>																			
Family Room				SUB-TOTAL		<b>\$0</b>																			
Formal Dining Room				Grade and Design Factor																					
				ADJUSTED SUB-TOTAL		<b>\$0</b>																			
				Location Multiplier		<b>0%</b>																			
				Replacement Cost		<b>\$0</b>																			
				Heat & Air Conditioning																					
				Plumbing #		TF																			
Loft Area				Central Warm Air		Full Bath																			
Rec. Type				Hot Water or Steam		Half Baths																			
Room Area				Heat Pump																					
Fire Place				NO HEAT																					
Stacks				Gravity,Wall,Space		Water Heater																			
Masonry				Central Air Cond.		Extra Fixture																			
Metal				TOTAL		0																			
Openings				Conversion #																					
				Designed #																					
				No Plumbing																					