

Walls		Roofing		IMPROVEMENT DATA AND COMPUTATIONS																											
Brick		Built - up		Level II Cost Approach Class Problem # 7 Answer (Back of Property Record Card) 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									
Fire Resistant																				1st			12	\$100.74							
Fire Proof Steel				2nd					12	\$48.97																					
Reinf. Concrete				3rd																											
Flooring	B			4th																											
Concrete																															
Wood				Frame Adj.	±																										
Tile or Carpet				Wall Hgt. Adj.	±																										
Finish Type	B			Base Price	\$24.97		\$100.74		\$48.97																						
Unfinished				B. P. A. %	100%		100%		100%																						
Semifinished				Sub-total	\$24.97		\$100.74		\$48.97																						
Finished Open				Unit Finish					6.06																						
Finished Divided																															
Use	B			Interior Finish																											
Store				Div./Pin Walls																											
Office				Lighting																											
Apartment				Heating/Air Cond.																											
				Sprinkler			4.97																								
Vacant or Aband.																															
Heating & Air Conditioning				S. F. Price	\$24.97		105.71		55.03																						
No Heating				Area	4320		4320		4320																						
Central Warm Air				Sub.-total	\$107.870		\$456.670		\$237.730																						
Hot Water or Steam				Plumbing			\$24,000																								
Unit Heating				Special Features																											
				Exterior Features																											
Central Air				TOTAL BASE	\$107.870		\$480.670		\$237.730																						
Package or Unit Air				Location Multiplier	88%		88%		88%																						
Sprinkler				Grade Factor	100%		100%		100%																						
Plumbing Fixtures	#	TF		Replacement Cost	\$94.930		\$422.990		\$209.200																						
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	2007		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	2007		Gd	\$2.67		88%	\$2.35	1200	\$2,820	80%	\$560		\$600								
4' long, 4 man						06																									
8' long, 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																									
				No. Fixtures		16																									
Gang Shower Heads						17																									
Drinking Fountains						18																									
Refrigerated Water Coolers																															
.....with Hot & Cold Water																															
Emergency Shower/eye Wash																															
							Data Collector / Date											Appraiser / Date											Total True Tax Improvement Value	\$458,700	