

2023 Level II Cost Approach
Class Problem #8

This is a fast food restaurant built on a slab in Carroll County in 2003. It contains 1,902 square feet and has a perimeter of 202 linear feet. It also has a commercial heating/air conditioning package that heats and cools the entire 1,902 square feet. It is quality grade of C and is in average condition. The exterior walls are brick.

There is 18,000 square feet of asphalt paving on a 2" over a 8" base. It was put down at the same time as the construction date of the building. It is C +1 quality grade and is in average condition.

What is the total improvement value of this property?