IMPROVEMENT DATA AND COMPUTATIONS

Level II Cost Approach

Practice Problem #1 (Walgreen's Drug Store)

Plumbing - $1,600 x 5 = $8,000

Canopy - $28.06 x 900 = $25,250

Actual age 12

Effective age 11

Life Expectancy 45

Walls	Roofing
Brick	Built - up
Stone	Metal
Concrete	Slate / Tile
Frame or Metal	Shingle
C.B. or Tile	
	Insulation

Framing	B
Wood Joist	
Fire Resistant	
Fire Proof Steel	
Reinf. Concrete	
Flooring	B
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			
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	
Description	Value

Circle One →	1 or A	2 or B	3 or C	4 or D
Pricing Key	GCM Gen Retail			
S. F. Area	15,400			
Effective Perimeter	450			
P. A. R.	3			
Number of Units				
Average unit size				

Floor	Hgt.	Rate	Hgt.	Rate	Hgt.	Rate	Hgt.	Rate
Basement								
1st		$61.19						
2nd								
3rd								
4th								

Frame Adj. [±]	
Wall Hght. Adj. [±]	
Base Price	$61.19
B. P. A. %	100%
Sub-total	$61.19
Unit Finish	
Interior Finish	
Div./Pin Walls	
Lighting	
Heating/Air Cond.	
Sprinkler	$3.53
S. F. Price	$64.72
Area	15,400
Sub.-total	$996,690
Plumbing	$8,000
Special Features	$25,250
Exterior Features	
TOTAL BASE	$1,029,940
Location Multiplier	94%
Grade Factor	105%
Replacement Cost	$1,016,550

SUMMARY OF IMPROVEMENTS

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	GCM Gen Retail	1	Fr	C+1	2011		Av						$1,016,550	14%	$874,230		$874,200
02																	
03	Paving	2"/5"	Asph	C	2011		Av	$2.57		94%	$2.42	28000	$67,760	80%	$13,550		$13,600
04																	
05																	
06																	
07																	
08																	
09																	
10																	
11																	
12																	
13																	
14																	
15																	
16																	
17																	
18																	

Data Collector / Date

Appraiser / Date

Total True Tax Improvement Value **$887,800**