

Level I - Cost Approach
Dwelling/Yard Structures Answers

# 1.)	1500 square foot basement. 850 square feet is finished.	
	price for 1500 square foot basement unfinished PLUS	\$45,100
	price for 850 square feet of finish in basement	\$34,000
	Appendix C, Schedule A	\$79,100
# 2.)	1400 square foot one story frame house with two increments of brick.	\$129,100
	Value for increment and home	\$4,400
	Chapter 3, page26 for brick increment explanation	\$133,500
	Appendix C, page 2 for value	
# 3.)	Brick two story home	
	2500 square feet on first floor	\$216,600
	1750 square feet on second floor	\$92,800
	2500 square feet unfinished basement	\$64,900
	Appendix C, Schedule A	\$374,300
# 4.)	Ready to install plumbing fixtures	
	RCN of home	\$195,700
	percent complete Appendix C, Schedule A.1	83%
		\$162,431
	Round	\$162,430
# 5.)	Basement Rec Room with ceiling & floor finish	
	968 square feet	
	Rec Room Value	\$6,100
	This is a Rec Room 1--Chapter 3, Page 28-Table 3-11	

- # 6.) Add for A/C based on Problem 3 square footage
 2500 square feet on first floor
 1750 square feet on second floor
 Total A/C
 Appendix C, Schedule C, Page 6

\$7,100
 \$3,500
\$10,600

- # 7.) What needs to be added for plumbing for house in #3?
 2 full baths 3 fixtures in each one =

6

Base Price Includes 1 Full bath,
 Kitchen Sink & Water Heater
 So you know you have:

2 half bath 2 fixtures in each one=
 1 kitchen sink 1 fixture allowed
 1 water heater 1 fixture allowed

4

1

OR

1 Full Bath Extra 3 Fixtures = 3
 2 Half Baths Extra 2 Fixtures = 4
Number of fixtures to add for 7

1

12

Less number allowed in pricing in App C

-5

Number of fixtures to add for

7

Price to add from App C, Schedule D, page 7

\$800

Total value to add 7 fixtures X \$800

\$5,600

\$5,600

- # 8.) Attached Brick Garage for House in # 3
 20 by 22 440 square feet
 Value to add for Garage From App C, Sch. E.2, page 7

\$19,400

- # 9.) House in problem has exterior features: BrP 650 sq ft, OMP 348 sq ft, & MStp 80 sq ft

Brick Patio 650 square feet - Schedule only goes to 400 sq ft

Brick Patio: 650 sq ft - 400 sq ft = 250 sq ft left \$6,700 (first 400 sq ft)
 250 is rounded to nearest 100 = 300
 Per 100 add \$1,600 = 3 x \$1,600

\$4,800 (300 sq ft additional)

Total Brick Patio

\$11,500

\$11,500

Open Masonry Porch 348 square feet

\$16,500

Stoop, 80 square feet

\$2,700

All values come from App C, Sch E.2, page 9

\$30,700

- # 10.) Quality grade factor of B-1 is what percent?
 App C, Schedule F, page 9 at the bottom

115%

- # 11.) Detached Frame Garage

30 by 50

1500 square feet

\$31.06

Grade C-1

95%

Base Rate - ?

\$29.51

Benton County

L/M = .92

92.00%

Adjusted base rate - ?

\$27.15

App C, Schedule G.1, Page 10

- # 12.) A dwelling is 12 years old, has a Quality Grade of C+2, and is
 in Average condition
 Appendix B, C Grade Chart, page 11

11%

Dwelling has an RCN of

\$210,500

Depreciation %

11%

Depreciation \$ Amount

\$23,155

Remainder Value (Rounded to nearest \$10)

\$187,350