

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 Dearborn County	0.93
Neighborhood Factor	0.93
Age	69 Years
Condition	Fair

Cost Approach
Practice Problem # 1 Answer

Detached Frame Garage	600 square feet
Grade	C-1
Location Multiplier Dearborn County	0.93
Neighborhood Factor	0.93
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Calculate Base Rate	
Det. Garage Base Price (Schedule G.1) =	\$41.81
C-1 Quality Grade Factor	x 95%
BASE RATE	\$39.72

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		69	Fair	\$39.72		0.93	\$36.94	600	\$22,160	47%	\$11,740		0.93	\$10,900

Improvement Value for Detached Frame Garage **\$10,900** - Rounded to nearest \$100

