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	G/F	ES	SS
Wash Fountain			
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			

IMPROVEMENT DATA AND COMPUTATIONS

Level II Cost Approach

Class Problem # 6

Greene County LCM - 91%

Paving 20,000 sq. ft. $2.57 + $.40 for 3 " base = $2.97

$2.97 X 95% for C - 1 Grade = $2.82 base rate.$2.82

$2.82 X 91% L/M = $2.57 adj. rate X 20,000 sq. ft. = $51,400

Guard Rail = $23.76 X 91% = $21.62 X 200 = $4,320, round to nearest

$10 = $4,320 X .20 = $860 rounded to the nearest $100 = $900.

Actual Age 32
Eff age 32
Lite Expectancy 10

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

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

Frame Adj.	±			
Wall Hght. Adj.	±			
Base Price				
B. P. A. %				
Sub-total				
Unit Finish				
Interior Finish				
Div./Pin Walls				
Lighting				
Heating/Air Cond.				
Sprinkler				
S. F. Price				
Area				
Sub.-total				
Plumbing				
Special Features				
Exterior Features				
TOTAL BASE				
Location Multiplier				
Grade Factor				
Replacement Cost				

SPECIAL FEATURES

Description	Value

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	Paving	2"/8"	Asph	C-1	1993		Av	$2.82		91%	$2.57	20,000	$51,400	80%	$10,280		$10,300
02	Guard Rail		Mtl	C	1993		Av	$23.76		91%	$21.62	200	$4,320	80%	$860		$900
03																	
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 $11,200