

Walls		Roofing		IMPROVEMENT DATA AND COMPUTATIONS																														
Brick		Built - up		Level II Cost Approach Class Problem # 7 Answer (Back of PRC)																Circle One →				1 or A		2 or B		3 or C		4 or D				
Stone		Metal																		Pricing Key	Fast Food													
Concrete		Slate / Tile																		S. F. Area	1,902													
Frame or Metal		Shingle																		Effective Perimeter														
C.B. or Tile		Insulation																		P. A. R.														
				Paving = under 20,000 sq. ft. \$2.81 + \$.40 for 3 " base = \$3.21 \$3.21 X 105% for C + 1 Grade = \$3.37 base rate. \$3.37 X 92% L/M = \$3.00 adj. rate X 18,000 sq. ft. = \$54,000																Average unit size Floor Hgt. Rate Hgt. Rate Hgt. Rate Hgt. Rate Basement 1st \$199.52 2nd 3rd 4th														
Framing	B			Actual Age 20 Effective Age 20																Frame Adj. ± Wall Hght. Adj. ±														
Wood Joist																				Base Price	\$199.52													
Fire Resistant																				B. P. A. %	100%													
Fire Proof Steel																				Sub-total	\$199.52													
Reinf. Concrete																				Unit Finish														
Flooring	B																			Interior Finish														
Concrete																				Div./Pin Walls														
Wood																				Lighting														
Tile or Carpet																				Heating/Air Cond.														
Finish Type	B																			Sprinkler														
Unfinished																				S. F. Price				\$199.52										
Semifinished																				Area				1,902										
Finished Open																				Sub.-total				\$379,490										
Finished Divided																				Plumbing														
Use	B																			Special Features														
Store																				Exterior Features														
Office																				TOTAL BASE				\$379,490										
Apartment																				Location Multiplier				92%										
Vacant or Aband.																				Grade Factor				100%										
Heating & Air Conditioning																				Replacement Cost				\$349,130										
No Heating																																		
Central Warm Air																																		
Hot Water or Steam																																		
Unit Heating																																		
Central Air																																		
Package or Unit Air																																		
Sprinkler																																		
Plumbing Fixtures	#	1F																																
Full Bath																																		
Half Bath																																		
Extra Fixtures																																		
TOTAL	0																																	
Other Fixtures				SPECIAL FEATURES		SUMMARY OF IMPROVEMENTS																												
Wash Fountain	G/F	ES	SS	Description	Value	ID	Use	Storv 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											
Circular 36"						01	Fast Food	1	Br	C	2005		Av						\$349,130	65%	\$122,200		\$122,200											
Circular 54"						02																												
Semi-circular 36"						03	Paving	2"/8"	Asph	C+1	2005		Av	\$3.37		92%	\$3.10	18000	\$55,800	80%	\$11,160		\$11,200											
semi-circular 54"						04																												
Industrial Gang Sinks						05																												
4' long, 4 man						06																												
8' lone, 8 man						07																												
Shower-Column						08																												
Circular, 5 per						09																												
semi-circular, 3 per						10																												
Corner, 2 per						11																												
Shower Multi-Stall						12																												
Circular, 5 per						13																												
Semi-circular, 3 per						14																												
Corner, 2 per						15																												
						16																												
Gang Shower Heads	No. Fixtures					17																												
Drinking Fountains						18																												
Refrigerated Water Coolers																																		
.....with Hot & Cold Water																																		
Emergency Shower/eye Wash																																		
Data Collector / Date												Appraiser / Date								Total True Tax Improvement Value				\$133,400										