

Walls		Roofing		IMPROVEMENT DATA AND COMPUTATIONS																															
Brick		Built - up		Level II Cost Approach Practice Problem #1 (Walgreen's Drug Store)																Circle One →				1 or A		2 or B		3 or C		4 or D					
Stone		Metal																		Pricing Key	GCM Gen Retail														
Concrete		Slate / Tile																		S. F. Area	15,400														
Frame or Metal		Shingle																		Effective Perimeter	450														
C.B. or Tile		Insulation		Plumbing - \$1,600 x 5 = \$8,000 Canopy - \$28.06 x 900 = \$25,250																P. A. R.				3											
																				Average unit size															
Framing	B																			Floor	Hgt.	Rate	Hgt.	Rate	Hgt.	Rate	Hgt.	Rate	Hgt.	Rate					
Wood Joist																				Basement		\$81.89													
Fire Resistant				Actual age 12 Effective age 11 Life Expectancy 45																1st															
Fire Proof Steel																				2nd															
Reinf. Concrete																				3rd															
																				4th															
Flooring	B			Frame Adj. \pm Wall Hght. Adj. \pm Base Price \$81.89 B. P. A. % 100% Sub-total \$81.89 Unit Finish Interior Finish Div./Pin Walls Lighting Heating/Air Cond. Sprinkler \$3.53 S. F. Price \$85.42 Area 15,400 Sub.-total \$1,315,470 Plumbing \$8,000 Special Features \$25,250 Exterior Features TOTAL BASE \$1,348,720 Location Multiplier 94% Grade Factor 105% Replacement Cost \$1,331,190																Concrete															
Wood																																			
Tile or Carpet																																			
Finish Type	B																																		
Unfinished				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' long, 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 Gang Shower Heads Drinking Fountains Refrigerated Water Coolerswith Hot & Cold Water Emergency Shower/eye Wash																Semi-finished															
Semi-finished																																			
Finished Open																																			
Finished Divided																																			
Use	B			Use 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																Store															
Store																																			
Office																																			
Apartment																																			
SPECIAL FEATURES				SUMMARY OF IMPROVEMENTS																															
Description				Value		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												
Circular 36"						01	GCM Gen Retail	1	Fr	C+1	2013		Av						\$1,331,190	14%	\$1,144,820		\$1,144,800												
Circular 54"						02																													
Semi-circular 36"						03	Paving	2"/5"	Asph	C	2013		Av	\$2.57		94%	\$2.42	28000	\$67,760	80%	\$13,550		\$13,600												
semi-circular 54"						04																													
Industrial Gang Sinks						05																													
4' long, 4 man						06																													
8' long, 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																													
Gang Shower Heads						16																													
Drinking Fountains						17																													
Refrigerated Water Coolers						18																													
.....with Hot & Cold Water						Data Collector / Date							Appraiser / Date							Total True Tax Improvement Value		\$1,158,400													
Emergency Shower/eye Wash																																			