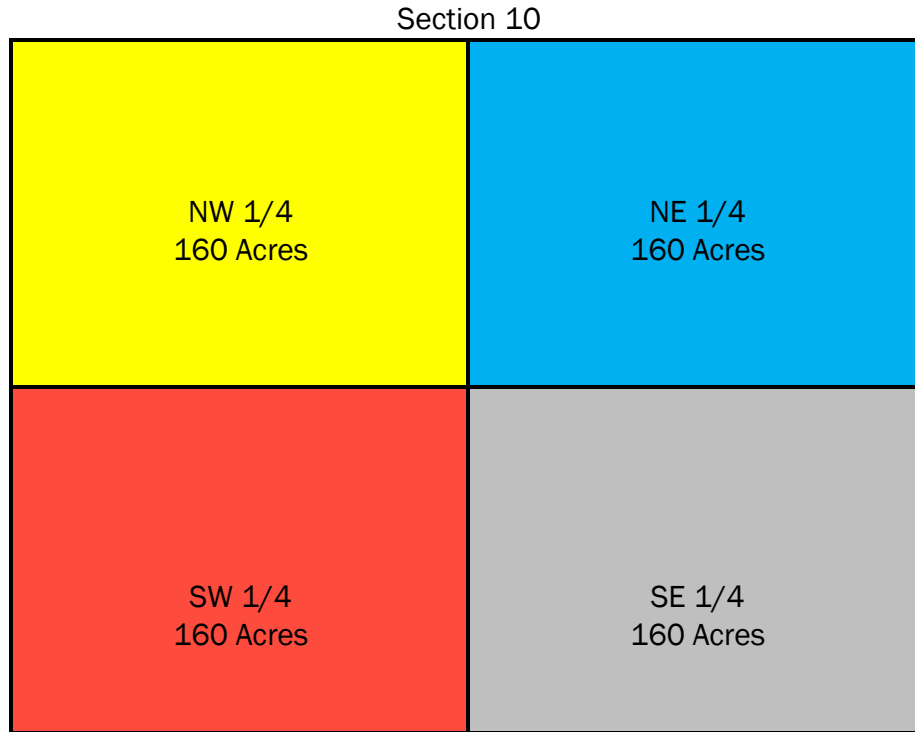


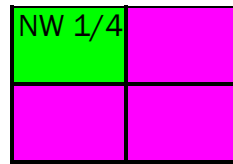
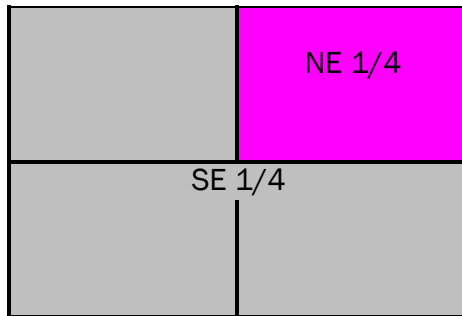
Level I - Cost Approach  
Practice Problem # 4  
Combination Legal Description and Depth Chart Calculations



NW1/4 NE1/4 SE1/4 OF SECTION 10

READ DESCRIPTION FROM RIGHT TO LEFT  
ALL 4 QUARTERS EQUALS 640 ACRES

- 1.) HOW MANY ACRES IN THE ABOVE DESCRIPTION?
- 2.) HOW MANY SQ. FT. IN THE ABOVE DESCRIPTION?



NW 1/4 NE 1/4 SE 1/4

For depth table calculations  
Chapter 2

First	Determine what the standard depth is.
Second	Find that table
Third	Find the factor in that table that relates to the depth of the lot you are pricing
Fourth	Take that factor and multiply it times the front foot price that is given to you
Fifth	This gives you the adjusted rate
Sixth	Take this times the front foot of the lot you are pricing
Seventh	This gives you the price of the lot

Example:

Standard lot size is 125 X 132

Lot we are pricing is 125 X 150

Front foot price is \$150

Adjusted front foot price is

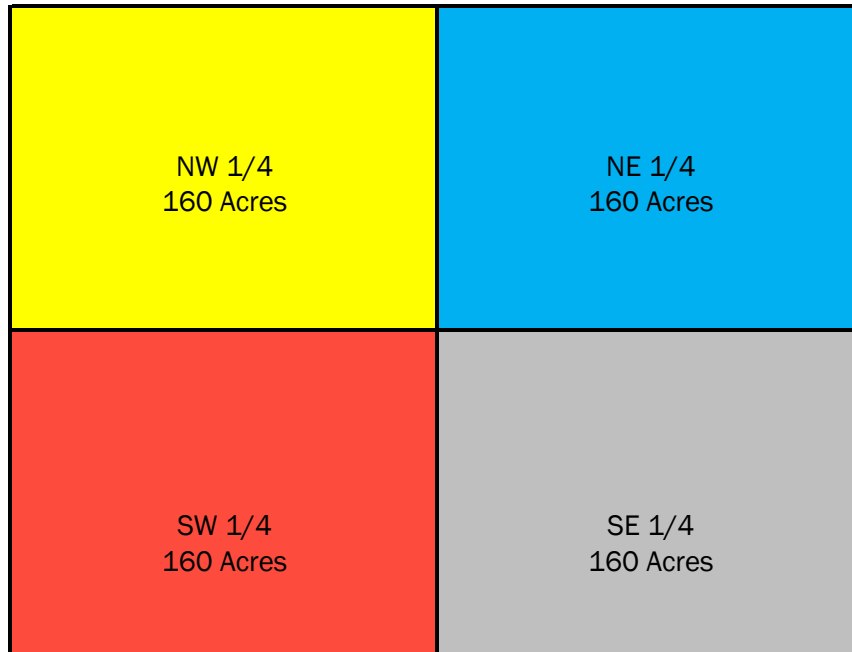
Lot value is

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Level I - Cost Approach  
Practice Problem # 4 Answer  
Combination Legal Description and Depth Chart Calculations

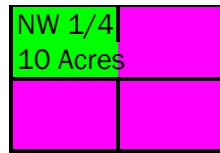
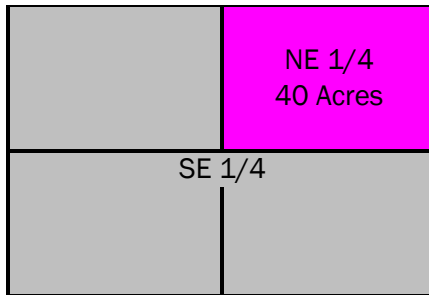
Section 10



NW1/4 NE1/4 SE1/4 OF SECTION 10  
READ DESCRIPTION FROM RIGHT TO LEFT

ALL 4 QUARTERS EQUALS 640 ACRES

- 1.) HOW MANY ACRES IN THE ABOVE DESCRIPTION?
- 2.) HOW MANY SQ. FT. IN THE ABOVE DESCRIPTION?



NW 1/4 NE 1/4 SE 1/4

- 1.) 10 Acres
- 2.) 435,600 Square Feet

For depth table calculations  
Chapter 2

First	Determine what the standard depth is.	132'
Second	Find that table	Chapter 2
Third	Find the factor in that table that relates to the depth of the lot you are pricing	1.06
Fourth	Take that factor and multiply it times the front foot price that is given to you	1.06 times \$150
Fifth	This gives you the adjusted rate	\$159
Sixth	Take this times the front foot of the lot you are pricing	\$159 Times 125
Seventh	This gives you the price of the lot	\$19,875

Example:

Standard lot size is 125 X 132  
Lot we are pricing is 125 X 150  
Front foot price is \$150  
Adjusted front foot price is  
Lot value is

<u>\$159</u>	
<u>\$19,875</u>	Round to nearest \$100
	<u>\$19,900</u>