

Walls		Roofing		IMPROVEMENT DATA AND COMPUTATIONS																									
Brick		Built - up		<b>Level II Cost Approach</b> <b>Class Problem # 7 Answer (Back of PRC )</b>  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 89% L/M = \$3.00 adj. rate X 18,000 sq. ft. \$54,000  Actual Age        20 Effective Age     20																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.									
																				Number of Units									
																				Average unit size									
Framing	B																			Floor	Hgt.	Rate	Hgt.	Rate	Hgt.	Rate	Hgt.	Rate	
Wood Joist																				Basement									
Fire Resistant																				1st		\$139.66							
Fire Proof Steel				2nd																									
Reinf. Concrete				3rd																									
Flooring	B			4th																									
Concrete				Frame Adj.	±																								
Wood				Wall Hght. Adj.	±																								
Tile or Carpet				Base Price		\$139.66																							
Finish Type	B			B. P. A. %		100%																							
Unfinished				Sub-total		\$139.66																							
Semifinished				Unit Finish																									
Finished Open				Interior Finish																									
Finished Divided				Div./Pin Walls																									
Use	B			Lighting																									
Store				Heating/Air Cond.																									
Office				Sprinkler																									
Apartment				S. F. Price		\$139.66																							
Vacant or Aband.				Area		1,902																							
Heating & Air Conditioning				Sub.-total		\$265,630																							
No Heating				Plumbing																									
Central Warm Air				Special Features																									
Hot Water or Steam				Exterior Features																									
Unit Heating				TOTAL BASE		\$265,630																							
Central Air				Location Multiplier		89%																							
Package or Unit Air				Grade Factor		100%																							
Sprinkler				Replacement Cost		\$236,410																							
Plumbing Fixtures	#	1F		=																									
Full Bath																													
Half Bath																													
Extra Fixtures																													
TOTAL	0																												
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' 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																													
Gang Shower Heads	No. Fixtures																												
Drinking Fountains																													
Refrigerated Water Coolers																													
.....With Hot & Cold Water																													
Emergency Shower/eye Wash																													
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										
		01	Fast Food	1	Br	C	2004		Av						\$236,410	65%	\$82,740		\$82,700										
		02																											
		03	Paving	2"/8"	Asph	C+1	2004		Av	\$3.37		89%	\$3.00	18000	\$54,000	80%	\$10,800		\$10,800										
		04																											
		05																											
		06																											
		07																											
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		17																											
		18																											
Data Collector / Date				Appraiser / Date											Total True Tax Improvement Value		\$93,500												