

## Level I - Cost Approach Dwelling/Yard Structures

- 1.) You are assessing a basement of 1,500 square feet. Of the total, 850 square feet is finished space. What amount would you put on the property record card to reflect the assessment for the basement?
- 2.) A 1,400 square foot one-story frame house has two increments of brick on the front. What base price would you put on the property record card for the home?
- 3.) A brick home has 2,500 square feet on the first floor and 1,750 square feet on the second floor. You also have an unfinished basement of 2,500 square feet. What base prices would you record on the property record card for each floor? What would be the subtotal for the base prices?
- 4.) On January 1, a dwelling is not complete. When you do your field work, you discover that the house is complete to the point where the owners are ready to install the plumbing fixtures, floor coverings and light fixtures. You have calculated a remainder value for this home of \$195,700. Since it is not finished, what value would you place on the property record card for this home?
- 5.) A home has a basement recreation room that has flooring and ceiling finish. It occupies 968 square feet. What value will you put on the property record card for the basement recreation room?
- 6.) Using the square footage from problem 3 above, how much would you add on the property record card for air conditioning?

- 7.) A house has 2 full baths and 2 half baths. How much will you show on the property record card for plumbing?
- 8.) The house in problem 3 has an attached brick garage that is 20 feet X 22 feet. What amount will you show on the property record card for this garage?
- 9.) The house in problem 3 also has a brick patio that contains 650 square feet, an open masonry porch of 348 square feet and a stoop of 80 square feet. What amount will you show on the property record card?
- 10.) A quality grade factor of B-1 is what percent?
- 11.) You are trying to determine the value of a detached frame garage that measures 30 feet by 50 feet. It is a Grade C-1. What is the base rate for the garage? It is in Elkhart County. What is the adjusted base rate?
- 12.) A dwelling is 12 years old, has a Quality Grade of C+2, and is in Average condition. What is the depreciation percentage for this dwelling? If the dwelling has an RCN of \$210,500, what is its Remainder Value? Round your answer to the nearest \$10.