

SQUARE FOOT APPRAISAL FORM

For subscribers using the RESIDENTIAL COST HANDBOOK

Form 1007
(1991)

Appraisal for _____ Property owner _____
 Address _____ Appraiser _____
 City _____ State/Province _____ Zip/Postal Code _____ Date _____

TYPE <input type="checkbox"/> Single Family <input type="checkbox"/> Multiple <input type="checkbox"/> Town House <input type="checkbox"/> Row House <input type="checkbox"/> Manufactured <input type="checkbox"/> _____ <small>Cabin, Dome, etc.</small>	QUALITY <input type="checkbox"/> Low <input type="checkbox"/> Fair <input type="checkbox"/> Average <input type="checkbox"/> Good <input type="checkbox"/> Very Good <input type="checkbox"/> Excellent	STYLE <input type="checkbox"/> No. Stories _____ <input type="checkbox"/> Bi-level <input type="checkbox"/> Split Level <input type="checkbox"/> 11/2 story-Fin. <input type="checkbox"/> 11/2 story-Unf. <input type="checkbox"/> 21/2 story-Fin. <input type="checkbox"/> 21/2 story-Unf. <input type="checkbox"/> End Row <input type="checkbox"/> Inside Row	EXTERIOR WALLS <input type="checkbox"/> Hardboard/Plywood <input type="checkbox"/> Stucco <input type="checkbox"/> Siding or Shingle <input type="checkbox"/> Masonry Veneer <input type="checkbox"/> Common Brick <input type="checkbox"/> Face Brick or Stone <input type="checkbox"/> Concrete Block	ROOFCOVER <input type="checkbox"/> Built-Up or Comp. Shingle <input type="checkbox"/> Wood Shingle or Shake <input type="checkbox"/> Clay Tile <input type="checkbox"/> Concrete Tile <input type="checkbox"/> Slate <input type="checkbox"/> Metal _____ <small>(Style or Type)</small>	BALCONY AREA _____ PORCH BRZWWY. AREA (a) _____ (b) _____ GARAGE TYPE <input type="checkbox"/> Detached <input type="checkbox"/> Attached <input type="checkbox"/> Built-in <input type="checkbox"/> Subterranean <input type="checkbox"/> Carport _____ <small>(Gable, Shed or Flat)</small>
FLOOR AREA 1st _____ 2nd _____ 3rd _____ Total _____	HIGH VALUE <input type="checkbox"/> Class I <input type="checkbox"/> Class II <input type="checkbox"/> Class III <input type="checkbox"/> Class IV	INTERIOR WALL HEIGHT _____ NUMBER OF MULTIPLE UNITS _____	MANUFACTURED HOUSING WALLS <input type="checkbox"/> Alum., Ribbed <input type="checkbox"/> Lap Siding <input type="checkbox"/> Hardboard <input type="checkbox"/> Plywood	NUMBER OF PLUMBING Fixtures _____ Rough-in _____ BASEMENT AREA Unf. _____ Fin. _____	GARAGE AREA _____

AGE _____ CONDITION _____ CLIMATE: Mild Moderate Extreme REGION: Western Central Eastern

	Factor	Quantity	Cost	Extension
1. COMPUTE RESIDENCE BASIC COST: $\frac{\text{Wall Height}}{\text{Factor}} \times \frac{\text{Floor Area}}{\text{Area}} \times \frac{\text{Selected}}{\text{Sq.Ft.Cost}}$				\$
SQUARE FOOT ADJUSTMENTS: Specify type, quality, condition, age, etc.				+ -
2. Roofing _____				
3. Subfloor _____				
4. Floor Cover _____				
5. Plaster Interior _____				
6. Heating/Cooling _____				
7. Energy Adjustment _____				
8. Foundation _____				
LUMP SUM ADJUSTMENTS: Specify type, quality, condition, age, etc.				
9. Plumbing _____				
10. Fireplaces _____				
11. Built-in Appliances _____				
12. Miscellaneous (Dormers) _____				
13. SUBTOTAL ADJ. RESIDENCE COST: Line 1 plus or minus Lines 2-12				\$
14. BASEMENT, UNFINISHED _____				
15. Add for basement interior finish _____				
16. Add for basement outside entrance _____				
17. Add for basement garage: Single <input type="checkbox"/> Double <input type="checkbox"/> _____				
18. PORCH/BREEZEWAY, describe _____				
19. _____				
20. SUBTOTAL RESIDENCE COST: Total of Lines 13-19				\$
21. GARAGE OR CARPORT - sq. ft. area x selected sq. ft. cost _____				
22. Miscellaneous (roofing adjustment) _____				
23. SUBTOTAL GARAGE COST: Line 21 plus or minus Line 22				\$
24. SUBTOTAL OF ALL BUILDING IMPROVEMENTS: Sum of Lines 20 and 23				\$
25. Current Cost Multiplier _____ X Local Multiplier _____				X
26. TOTAL BUILDING COST NEW: Line 24 x 25				\$
27. Depreciation: Physical and functional Life Exp. _____ Eff. Age _____ Deduction _____ % of Line 26				
28. Economic and/or Excessive Functional Obsolescence _____				
29. Depreciated cost of building improvements: Line 26 less Lines 27 and 28				
30. Yard improvements cost: List, total, apply multiplier and depreciate on reverse side				\$
31. Miscellaneous: (Landscaping) If local cost, do not apply any multipliers _____				
32. Lot or land value _____				
33. TOTAL INDICATED VALUE: Total of Lines 29-32				\$

	QUANTITY	UNIT COST	LUMP SUM EXTENSION	DEPRECIATION AGE/LIFE %	TOTAL
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34. _____					
35. _____					
36. _____					
37. _____					
38. _____					
39. _____					
40. _____					
41. _____					
42. _____					
43. _____					

NOTES AND COMPUTATIONS