

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"/> _____ Cabin, Dome, etc	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"/> 1½ story-Fin. <input type="checkbox"/> 1½ story-Unf. <input type="checkbox"/> 2½ story-Fin. <input type="checkbox"/> 2½ story-Unf. <input type="checkbox"/> End Row <input type="checkbox"/> Inside Row INTERIOR WALL HEIGHT _____ft NUMBER OF MULTIPLE UNITS _____	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 MANUFACTURED HOUSING WALLS <input type="checkbox"/> Alum., Ribbed <input type="checkbox"/> Lap Siding <input type="checkbox"/> Hardboard <input type="checkbox"/> Plywood	ROOF COVER <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 _____ (Style or Type) NUMBER OF PLUMBING Fixtures _____ Rough-in _____ BASEMENT AREA Unf. _____ Fin. _____	BALCONY AREA _____ PORCH/BREEZWAY 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 _____ (Gable, Shed or Flat) 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 _____				
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/BREEZWAY, 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 _____				
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				\$

MISCELLANEOUS CALCULATIONS
 (Lump Sums-Applied Appropriate Multipliers)

QUANTITY

**UNIT
COST**

**LUMP SUM
EXTENSION**

**DEPRECIATION
AGE/LIFE %**

TOTAL

34.					
35.					
36.					
37.					
38.					
39.					
40.					
41.					
42.					
43.					

NOTES AND COMPUTATIONS