

# SQUARE FOOT APPRAISAL FORM

*For subscribers using the RESIDENTIAL COST HANDBOOK*

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

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

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

