





PROPERTY DESCRIPTION					LUMP SUM ADJUSTMENTS			STRUCTURAL ELEMENTS		
<b>Business Name</b> BLDG 4 SALE					<b>Category/Description</b>	<b>Quantity</b>	<b>Net Rate</b>	<b>Value</b>	Site Work Preparation	X
<b>Location</b> 127 EAST MAIN									BANK EQUIPMENT	4984
<b>Comment</b>					Bank Equipment/Pneumatic tubes (1st tube)	1	27,350.00	27,350	Structural Frame Wood	X
<b>Total Area</b> 4984 <b>Perimeter</b> 328					Bank Equipment/Pneumatic tubes (2nd tube)	1	21,880.00	21,880	Floor Covering Brick Mortar	X
<b>Stories</b> 1					Canopies/Concrete slab	450	6.08	2,736	Floor Covering Carpet	X
<b>Year Built</b> 1992 <b>Effective Age</b> 24					Canopies/Concrete slab	1900	6.08	11,552	Exterior Walls Non Bearing	X
<b>Units</b>					Canopies/Office/Bank wood frame sec 15	450	26.25	11,812	Exterior Walls Brick Veneer	X
<b>OCCUPANCY LIST</b>					Canopies/Office/Bank wood frame sec 15	1900	26.25	49,875	Roof Structure Wood Joists & Deck	X
<b>Code</b>	<b>Description</b>	<b>%</b>	<b>GRD</b>	<b>Height</b>	Fences, Wood/6' solid board	224	23.00	5,152	Roof Cover Composition Shingle	X
304	Bank	100	D2	12	Lighting/Florescent/Qtz Iodine (ea.)	4	915.00	3,660	Ceilings Acoustic	X
					Lighting/Incandescent Fixtures (ea.)	6	500.00	3,000	Ceilings Suspension System	X
					Paving/Asphalt, 3"-2" base	26502	1.98	52,474	Plumbing Drinking Fountain	X
					Paving/Concrete, 4" reinforced	2718	4.54	12,340	Plumbing Lavatory	X
					Signs, Posts or Poles/4" DIAMETER 2 @ 22'	44	55.00	2,420	Plumbing Sink	X
									Plumbing Water Closet	X
									Plumbing Water Heater	X
									Interior Finish Dry Wall	X
									Electrical Average	X
									Insulation Walls	X
<b>COMPONENT ADJUSTMENTS</b>									Insulation Ceilings	X
<b>Code</b>	<b>Description</b>	<b>%</b>		<b>Units</b>					Miscellaneous Doors, Plate Glass	X
612	Warmed and Cooled Air	100		-1					Miscellaneous Gutters	X
									Miscellaneous Plate Glass	X
									Miscellaneous Signs	X
									Floor Structure Elevated Slab	X
<b>CALCULATOR FINAL PRICING</b>										
<b>Base Cost</b>				585,570						
<b>Exterior Walls</b>		+		92,503						
<b>Heating &amp; Air Conditioning</b>		+		85,625						
<b>Other Components</b>		+		0						
<b>Basic Structure</b>		=		763,698						
<b>Basic Structure \$/SqFt</b>		\$153.23								
<b>Net Lump Sums, Adjusted</b>		+		299,657						
<b>Replacement Cost New</b>		=		1,063,355						
<b>Depreciation Amount</b>		31.00%		329,640						
<b>M&amp;S Depreciated Cost</b>				733,715						
<b>Functional Depreciation</b>										
<b>Economic Depreciation</b>										
<b>Cost Factor</b>				1.00						
<b>RCNLD</b>				733,715						
								<b>Total Gross Lump Sums (Unadjusted)</b>	318,783	

