COMMERCIAL SUMMARY APPRAISAL REPORT

COST APPROACH

Cost Source _____

Component	No.	Size	Unit Cost		Cost
			$		$
			$		$
			$		$
			$		$
			$		$
			$		$
			$		$
			$		$
			$		$
			$		$
			$		$
			$		$

Reproduction ☐ Replacement ☐ Cost New of Improvements . . . . . $ _____
Plus: Indirect (Soft Costs) . . . . . $ _____
Plus: Entrepreneurial Profit . . . . . _____ % . . . . . $ _____
Total Cost New . . . . . $ _____
Less: Physical Deterioration . . . . . _____ % _____
Less: Functional Obsolescence . . . . . _____ % _____
Less: External Obsolescence . . . . . _____ % _____
Total Accrued Depreciation (Deterioration & Obsolescence) . . . . . ($ _____)
Depreciated Value of Building(s) . . . . . $ _____
Plus: Contributing Value of Site Improvements . . . . . $ _____
Depreciated Value of Improvements. . . . . $ _____

Analysis/Comments _____

Estimated Site Value . . . . . $ _____
Plus: Estimated Excess Land Value . . . . . _____
Plus: Depreciated Value of Improvements . . . . . _____
Plus: Market Value of Personal Property and Other Non-Realty Interests . . . . . _____
Indicated Value Before Adjustment for Interest Appraised . . . . . $ _____
Less: Adjustment for Interest Appraised . . . . . _____
Value Indication - Cost Approach . . . . . $ _____
Rounded . . . . . $ _____