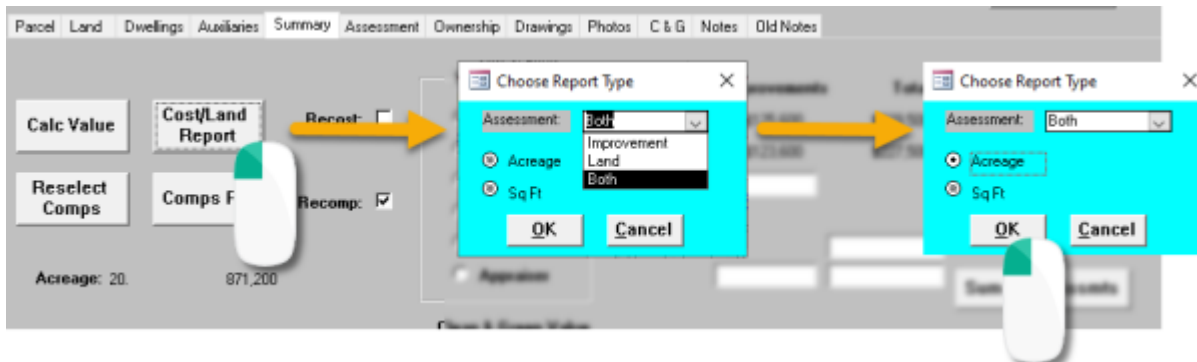


# Cost/Land Report

The Cost/Land Report was added in Version 22.12.30 of *Assessor2k*.

## How to Use



Click [Cost/Land Report] to open the blue box. You have the flexibility to generate:

- Improvement-only value breakdown
- Land-only value breakdown
- Both Improvement and Land value breakdowns



"Both" is the default "Assessment" selection.

In the spirit of the "Land" tab's Acreage breakdown, you can select either the "Acreage" or "Sq Ft" calculation. Your choice of measurement will display on "Land" or "Both" assessment reports where applicable. *Note: these options are disabled if you've selected the "Improvement" assessment.*

## Report Generated with "Both" Assessment Option

Control# 023583 Tax Map#: 16-0-0201-0034. - Checked 1/28/2022 tt2 Regional CI: 1.00 Time CI: 1.00

| Description: House | Area/Cnt       | Base   | Adj Rate | RCN     | Deprec | RCN LD  | Area       | Qual   | C/D       | EW   | Sht             | Occ     | Style |
|--------------------|----------------|--------|----------|---------|--------|---------|------------|--------|-----------|------|-----------------|---------|-------|
| Living Area        | 2367           | 123.76 | 77.49    | 183,416 |        |         | 0.927      | 0.95   | 1.00      | 0.92 | 0.92            | 1.00    | 0.84  |
| Unfin Bsmt         | 1120           | 24.31  | 25.34    | 28,378  |        |         | 1.069      | 0.98   |           |      |                 |         |       |
| Unfin Attic        | 0              | 37.57  | 47.62    | 0       |        |         | 1.300      | 0.98   |           |      |                 |         |       |
| Finish Bsmt        | 0              | 37.57  | 46.40    | 0       |        |         | 1.300      | 0.95   |           |      |                 |         |       |
| Coml Area          | 0              | 0.00   | 0.00     | 0       |        |         | 1.300      | 0.95   |           |      |                 |         |       |
| Full Baths         | 1              | 4,420  | 4,199    | 0       |        |         |            | 0.95   | 1.00      |      |                 |         |       |
| Half Baths         |                | 2,763  | 2,624    |         |        |         |            | 0.95   | 1.00      |      |                 |         |       |
| Extra Fix          |                | 884    | 840      |         |        |         |            | 0.95   | 1.00      |      |                 |         |       |
| Fireplaces         | SR-55251R-1105 |        |          |         |        |         |            | 0.95   | 1.00      |      |                 |         |       |
| Heat - A/C         | 2367           | 4      | 0.00     | 0       |        |         |            |        |           | 1.00 | Full            |         |       |
| Bsmt Gar           | 0              | 1,768  | 1,768    | 0       |        |         |            |        |           | 1.00 | Hot Water/Steam |         |       |
| <b>Additions</b>   |                |        |          |         |        |         |            |        |           |      |                 |         |       |
| Enclosed Fr. Porch | 24             | 27.63  | 45.27    | 1,086   |        |         | 1.500      | 0.95   | 1.00      | 1.15 |                 |         |       |
| Open Frame Porch   | 120            | 27.63  | 31.49    | 3,779   |        |         | 1.200      | 0.95   | 1.00      | 1.00 |                 |         |       |
| Enclosed Fr. Porch | 45             | 27.63  | 42.13    | 1,896   |        |         | 1.396      | 0.95   | 1.00      | 1.15 |                 |         |       |
| Enclosed Fr. Porch | 80             | 27.63  | 39.17    | 3,134   |        |         | 1.298      | 0.95   | 1.00      | 1.15 |                 |         |       |
| Enclosed Fr. Porch | 112            | 27.63  | 36.82    | 4,124   |        |         | 1.220      | 0.95   | 1.00      | 1.15 |                 |         |       |
| Additions Total    |                |        |          | 14,019  |        |         |            |        |           |      |                 |         |       |
| Total Dwelling     |                |        |          | 225,813 | 72,260 | 153,553 | Depr 0.320 | Age151 | Cond 0.80 | Obs  | 0.00            | %C 100% |       |

153,553

| Auxiliaries       | Area/Cnt | Base  | Adj Rate | RCN    | Deprec | RCN LD | AuxLV | Area  | Qual | Const | Cond | Description | Page# |
|-------------------|----------|-------|----------|--------|--------|--------|-------|-------|------|-------|------|-------------|-------|
| Det. Gar, 1 story | 560      | 33.15 | 31.23    | 17,487 | 14,864 | 2,623  | 1.60  | 0.785 | 0.75 | 1.00  | 0.85 | House       | 2.00  |
| Barn, 1 sty       | 696      | 33.15 | 39.83    | 27,724 | 20,793 | 6,931  | 2.00  | 0.751 | 0.80 | 1.00  | 0.75 | House       | 3.00  |
| Auxiliary Total   |          |       |          |        |        |        |       |       |      |       |      |             | 9,554 |

**Land Value Breakdown**

| Acr Cat | Com Rt | Size  | Base Rate | Aggr Adj | UV   | Econ Adj | Calc'd Value | Appr Adj | Mkt Land | C&G Value | Assessed Value | Topo1 | 1 Topo2 | 1 Slope | 1 |
|---------|--------|-------|-----------|----------|------|----------|--------------|----------|----------|-----------|----------------|-------|---------|---------|---|
| RP      | 1      | 28200 | 1         | 28,730   | 0.95 | 54,083   | 1            | 54,083   | 54,083   |           |                | Shape | 1 Site  | 1 Fire  | 1 |
| RS      | 19     | 2761  | 1         | 0        | 0.95 | 49,829   | 1            | 49,829   | 49,829   |           |                | Schl  | La/Po   | Hmsts   | 1 |
|         |        |       |           |          |      |          |              |          |          |           |                | Acs   | 1 RfTy  | 1 Adv1  | 1 |
|         |        |       |           |          |      |          |              |          |          |           |                | Adv2  | 1 Pos1  | 1 Pos2  | 1 |
|         |        |       |           |          |      |          |              |          |          |           |                | Water | 1       |         |   |

Land Value: \$103,900

Total Improvement \$163,107

Neighborhood Factor 0.77

Total Improvement \$125,592

Land Value: \$103,900

Rounded Total Value: \$229,500

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