

CALCULATOR COST FORM

For subscribers using the **MARSHALL VALUATION SERVICE** Calculator Cost Method

SQUARE FOOT COSTS

1. Subscriber making survey _____ Date of survey _____
 2. Name of building _____ Owner MacDonald, LeRoy Et Al
 3. Located at 523-529 Danforth St.

	A SECTION I	SECTION II	SECTION III	SECTION IV
4. Occupancy <u>14-16</u>	<u>Retail + office</u>			
5. Building class and quality	Cls. <u>D</u> Qual. <u>Food Distr</u>	Cls. _____ Qual. _____	Cls. _____ Qual. _____	Cls. _____ Qual. _____
6. Exterior wall	<u>wood</u>			
7. No. of stories & height per story	No. <u>2</u> Ht. <u>8</u>	No. _____ Ht. _____	No. _____ Ht. _____	No. _____ Ht. _____
8. Average floor area	<u>6862</u>			
9. Average perimeter	<u>352</u>			
10. Age and condition	Age <u>1970</u> Cond. <u>Good</u>	Age _____ Cond. _____	Age _____ Cond. _____	Age _____ Cond. _____

Rm 1980

SECTION I	SECTION II	SECTION III	SECTION IV
<u>18.54</u>			

11. **Base Square Foot Cost**

SQUARE FOOT REFINEMENTS

12. Heating, cooling, ventilation
 13. Elevator deduction
 14. Miscellaneous
 15. Total lines 11 through 14

<u>+ 2.52</u>			
<u>-</u>			
<u>-</u>			
<u>21.06</u>			

HEIGHT AND SIZE REFINEMENTS

16. Number of stories-multiplier
 17. Height per story-multiplier (see Line 7)
 18. Floor area-perimeter multiplier (see Lines 8 and 9)
 19. Combined height and size multiplier (Lines 16 x 17 x 18)

<u>-</u>			
<u>.885</u>			
<u>1.040</u>			
<u>.92</u>			

FINAL CALCULATIONS

20. Refined square foot cost (Line 15 x Line 19)
 21. Current cost multiplier (Sect. 99 p. 3)
 22. Local multiplier (Sect. 99 p. 5 and 6)
 23. Final sq. ft. cost (Line 20 x Line 21 x Line 22)
 24. Area (Back of this form)
 25. Line 23 x Line 24
 26. Lump sums (Line 32)
 27. **Replacement Cost** (Line 25 + Line 26)
 28. Depreciation % (Sect. 97)
 29. Depreciation amount (Line 27 x Line 28)
 30. **Depreciated Cost** (Line 27 - Line 29)

SECTION I	SECTION II	SECTION III	SECTION IV
<u>19.38</u>			
<u>1.07</u>			
<u>.97</u>			
<u>20.12</u>			
<u>13724</u>			
<u>276126</u>			
<u>8491</u>			
<u>284617</u>			
<u>15-10</u>			
<u>28457</u>			
<u>256160</u>			

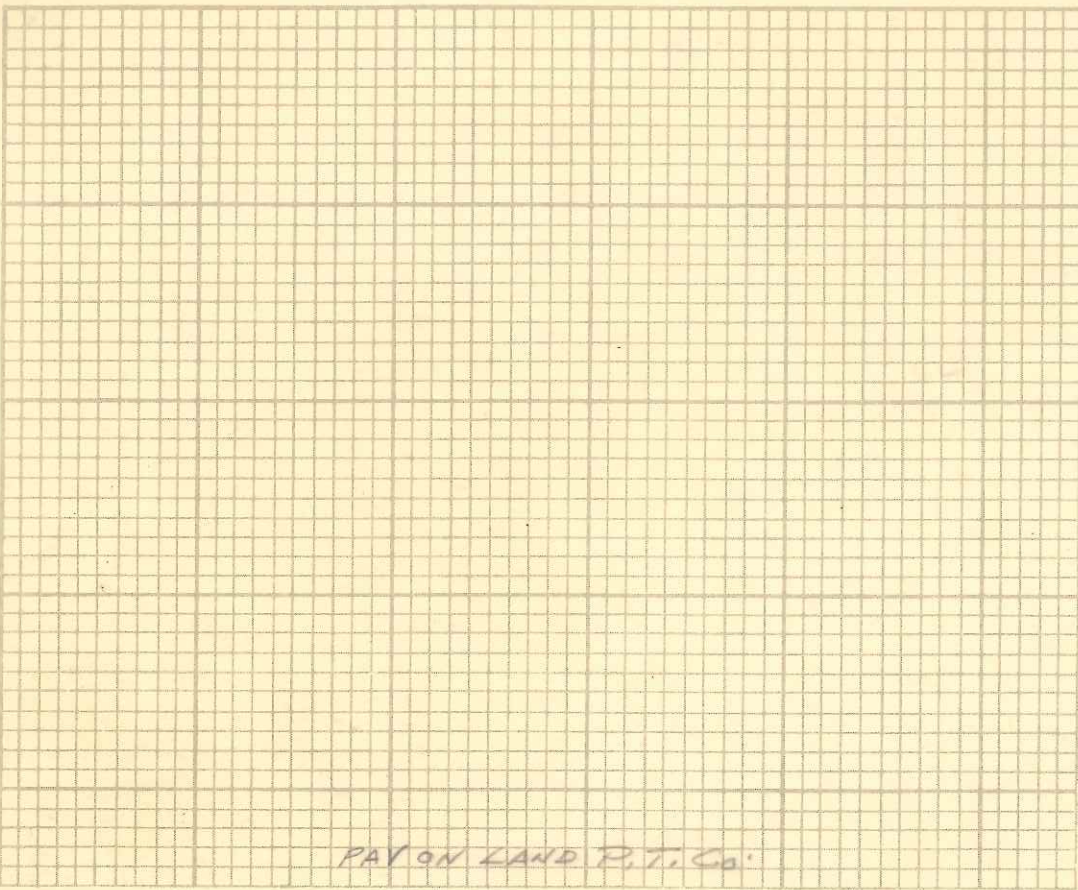
TOTAL OF ALL SECTIONS

31. Replacement cost 284620 Depreciated cost 256160 Insurable value _____

See back of this form for drawings and area and insurable value calculations.

COMMERCIAL/INDUSTRIAL BUILDING DATA & COMPUTATIONS

ROOFING		EXTERIOR WALL CODES	
COMPOSITION	SLATE OR TILE	1 BRICK 3 GLASS 5 STUCCO 7 STONE 9 CONCRETE	
METAL	SHINGLE	2 FRAME 4 C. BLK. 6 TILE 8 METAL 0 ENAM. STL.	
FRAMING	B 1 2		
WOOD JOIST	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	EXTERIOR WALLS	
FIRE RESISTANT		EFF. PERIMETER	
FIRE PROOF		PERM. AREA RATIO	
FLOORS		NO. OF UNITS	
CONCRETE	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	AV. UNIT SIZE	
WOOD	<input checked="" type="checkbox"/>	BSMT. SIZE	
TILE		SCHEDULE	
FINISH TYPE		HT.	
UNFINISHED		BASEMENT	
FINISHED OPEN		FIRST	
FINISHED DIVIDED	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	SECOND	
USE			
STORE	<input checked="" type="checkbox"/>	BASE PRICE	
OFFICE	<input checked="" type="checkbox"/>	B.P.A.	
APARTMENT		SUB TOTAL	
WAREHOUSE	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	LIGHTING	
VACANT		HTG/AIR CON.	
ABANDONED		SPRINKLER	
HEATING		PARTITIONS	
CENTRAL WARM AIR		INTERIOR FINISH	
HOT WATER/STEAM	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	SF/CF PRICE	
UNIT HEATERS		AREA/CUBE	
NO HEATING		SUB TOTAL	
AIR COND.		SPECIAL FEATURES	
CENTRAL		ADDITIONS	
PACKAGE/UNITS	14	TOTAL BASE	
PLUMBING		GRADE FACTOR	
BATH ROOMS		REPL. COST	
TOILET ROOMS	1 2		
OTHER			
SPRINKLER			



NOTES: 6/9/83 - Inspected
1st Fl. Warehouse has
Dark Hgt. Floor.
14' Built-in wall
A/c units.
AT

OTHER BUILDINGS AND YARD									
NO.	TYPE	SIZE	GRADE	RATE	REPL. COST	DEPR.	R.C.L.D.	TYPE CODE	
1	OL	6,000'		.70	4,200	50%	2,100	01 B.T. PAV.	
2						%		02 CONC. PAV.	
3						%		03 POOL	
4						%		04 SHOP/SHED	
5						%		05 MISC.	
#		NO. OF ENTRIES			TOTAL VALUE			2,100	

QTY.	ITEM DESCRIPTION	PRICE	PRICE
	PLUMBING FIXTURES		
TOTAL SPECIAL FEATURES			

GROSS BUILDING SUMMARY

BLDG. NO.	USE	CONSTRUCTION	GRADE	AGE ERECT.	REMOD.	CDU	SIZE	RATE	REPLACEMENT COST	DEPRECIATION NORMAL	OBSOL.	R.C.L.D.	YR.
	Office-Sales-whse	23 FR/INB		1970	1980		6,862		284,620	15	10	256,160	
									Other			2,100	
TOTAL GROSS VALUE												258,260	