

**STC SEGREGATED COST COMPUTATION SHEET (S.F. COSTS)**

OWNER		TENANT			PROPERTY ADDRESS			
TYPE		YEAR BUILT	YEAR REMODELED	PERCENT CONDITION		SECTION		
COUNTY		UNIT		EXAMINED BY			DATE	
NO. OF STORIES	HEIGHT PER STORY	QUALITY			AGE		CLASS	

**FLOOR AREA COSTS**

AREA FLOOR/USE	SECTION I		SECTION II		SECTION III		SECTION IV	
	NO.	SECTION I	NO.	SECTION II	NO.	SECTION III	NO.	SECTION IV
1. Excavation, Site Preparation								
2. Foundation								
3. Frame								
4. Floor Structure								
5. Floor Cover								
6. Ceiling								
7. Interior Construction								
8. Plumbing								
9. Sprinklers								
10. Heating, Cooling, Ventilating								
11. Electrical								
12. <i>Total floor area unit costs; move to line 17</i>								

**ROOF COSTS**

13. Roof Structure		
14. Roof Cover and Insulation		
15. Trusses		
16. <i>Total roof unit costs; move total to line 20</i>		

**FINAL CALCULATIONS**

from line	SECTION I Unit Cost X Area = Total Cost	SECTION II Unit Cost X Area = Total Cost	SECTION III Unit Cost X Area = Total Cost	SECTION IV Unit Cost X Area = Total Cost
17. Floor Area Costs	12			
18. Exterior Walls	40			
19. Wall Ornimentation	40			
20. Roof	16			
21. Section Sub Totals				
22. Number of Stories Multiplier	X	X	X	X
23. Section Totals				

24. Total of all Sections	
25. Archetect's Fees	
26. County Multiplier	
27. Composite Multiplier (Multiply Line 25 by Line 26)	
28. Line 24 X Line 27	
29. Lump Sums (Total from Line 39)	
30. Reproduction/Replacement Cost (Add Line 28 to Line 29)	
31. Depreciation Multiplier (Assessor's Manual)	%
32. Functional Obsolescence (Percent Good)	%
33. Economic Obsolescence (Percent Good)	%
34. Depreciated Cost (Multiply Line 30 X 31 X 32 X 33)	
35. Economic Condition Factor (E.C.F.)	
36. True Cash Value (Multiply Line 34 X 35)	
37. Reproduction/Replacement Cost Divided by Floor Area	
38. True Cash Value Divided by Floor Area	

**COMPUTATION AND NOTES**

