# 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**

**AREA**

**FLOOR/RUSE**

<table>
<thead>
<tr>
<th>NO.</th>
<th>SECTION I</th>
<th>NO.</th>
<th>SECTION II</th>
<th>NO.</th>
<th>SECTION III</th>
<th>NO.</th>
<th>SECTION IV</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Unit Cost X Area = Total Cost</td>
<td></td>
<td>Unit Cost X Area = Total Cost</td>
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<td>Unit Cost X Area = Total Cost</td>
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<td>Unit Cost X Area = Total Cost</td>
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</tbody>
</table>

**FLOOR AREA COSTS**

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. Total floor area unit costs; move to line 17

**ROOF COSTS**

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

**FINAL CALCULATIONS**

<table>
<thead>
<tr>
<th>Line</th>
<th>SECTION I</th>
<th>SECTION II</th>
<th>SECTION III</th>
<th>SECTION IV</th>
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<tbody>
<tr>
<td>17.</td>
<td>Floor Area Costs</td>
<td>12</td>
<td></td>
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</tr>
<tr>
<td>18.</td>
<td>Exterior Walls</td>
<td>40</td>
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<tr>
<td>19.</td>
<td>Wall Ornimentation</td>
<td>40</td>
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<tr>
<td>20.</td>
<td>Roof</td>
<td>16</td>
<td></td>
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<tr>
<td>21.</td>
<td>Section Sub Totals</td>
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<td>X</td>
<td>X</td>
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<tr>
<td>22.</td>
<td>Number of Stories Multiplier</td>
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<tr>
<td>23.</td>
<td>Section Totals</td>
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</tbody>
</table>

**COMPUTATION AND NOTES**

24. Total of all Sections
25. Architect'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)
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
LUMP SUM ADDITIONS: For items not priced on front, add as lump sums: Elevators, Refrigeration, Stained Glass, also miscellaneous costs from the segregated cost pages. (Apply architect’s fees and appropriate county multipliers before transferring total to line 29.)

<table>
<thead>
<tr>
<th>Item</th>
<th>Cost Per Square Foot</th>
<th>MULTIPLIERS</th>
<th>Area</th>
<th>Total Cost</th>
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<tbody>
<tr>
<td></td>
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<td>Section</td>
<td>County</td>
<td>Arch. Fee</td>
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</tbody>
</table>

39. TOTAL LUMP SUM COSTS - Move Total to Line 29

WALL COSTS

<table>
<thead>
<tr>
<th>Column Rating</th>
<th>SQ. FT.</th>
<th>RATE</th>
<th>COST</th>
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</thead>
<tbody>
<tr>
<td>BASEMENT WALLS</td>
<td>L.F. X Ht.</td>
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<td></td>
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<tr>
<td>EXTERIOR WALLS</td>
<td>L.F. X Ht.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>WALL ORNAMENTATION</td>
<td>L.F. X Ht.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

40. WALL COSTS - Move COSTS to Line 18 or 19