

## Answers to Workshop Problems

### **Problem 4:1**

House $24 \times 72 = 1,728$ SF $\times$ \$38.85		\$ 67,133
Carpet $1,728 \times$ \$2.65	+	4,579
Extra fixtures $2 \times$ \$635	+	1,270
Rough-in	+	240
Range and oven	+	900
Range hood and fan	+	240
Dishwasher	+	680
Refrigerator	+	900
Continuous wall foundation $(24 + 72) \times 2 \times$ \$14.90	+	2,861
Total base cost		\$78,803
Current cost multiplier	x	1.01
Local cost multiplier	x	0.91
Estimated RCN		\$72,428
Rounded to		\$72,430

### **Problem 4:2**

Time trend $6 \div 100 = 0.06 \div 2 = 0.03$		
$\$132,000 \times 0.03 = \$3,960$		
Time adjusted sale price $\$132,000 + \$3,960$		\$135,960
Land value	-	22,000
Garage value	-	8,000
Shed value	-	1,500
Home value		\$104,460
Square foot $28 \times 68$	$\div$	1,904
Rate per square foot		\$54.86