

**Fundamentals of the Assessor's Office**

**April 2025**

**Exercise - Real Property**

1. What are the three approaches to value?

a. \_\_\_\_\_

b. \_\_\_\_\_

c. \_\_\_\_\_

2. What is the IRV formula?

\_\_\_\_\_

3. When using the Market Approach, the subject property is adjusted to the comparables.

True

False

4. The cost of creating a building having the same utility as a subject building, on the basis of current prices, using current standards of materials and design best defines:

A. Direct Cost

B. Historical Cost

C. Reproduction Cost

D. Replacement Cost

5. When using the Cost Approach to value property is it important to know the reason for selling the property?

Yes

No

Why

\_\_\_\_\_

6. After completing an appraisal using all three approaches to value, which approach is the best to choose? Why?

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7. What is the definition of Market Value?

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8. \_\_\_\_\_ is the valuation of many properties as of a given date, using standard procedures and statistical testing.