SAMPLE VARIABLES and Calculation example

**State:** Texas [ State cost/sqft = 112.98] 🡨 Sent a list of base state values. I will resend

**Year Built:** 2018

**Total Area:** 12,000

Below values effect modifier [ see modifier KEY on next page ]:

**Construction ISO Type:** Joisted Masonry mod: 15.70%

**Building Type:** Restaurant mod: 75.00%

**Quality:** Standard/Superior mod: 20.00%

**Roof Type:** Built-Up mod: 2.45%

**Soil Slope:** No mod: 0.00%

**Build Out Information:** mod: 0.00%

* **Interior Walls & Framing** = 100%
* **Exterior Walls & Framing** = 100%
* **Mechanical systems** = 100%
* **------**
* **BUILD-OUT TOTAL:** 300%

\*TOTAL mod: 113.15% + 100% = 213.15%

\*always add 100% to TOTAL mod value.

**RC VALUE example** = ( 112.98 x 12,000 ) x 213.15% = **$2,889,802**

**Cost/sqft example** = 112.98 x 213.15% = **240.82**

**Actual Cash Value example** = $2,889,802 x (100 – current life **5** years) / 100 = **$2,745,311**

MODIFIER KEY:

A screenshot of a computer

Description automatically generated

**Build-out modifier:** (BUILD-OUT TOTAL%– 300% ) \* 15% = Build-out modifier %