|  |  |  |  |
| --- | --- | --- | --- |
| **COST APPROACH:** | **Project No.:** |  | ***FA-13: (Rev. 10/20)***  ***(1 of 2)*** |
| **BEFORE** | **Tract No.:** |  |

|  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Replacement Cost New** | | | | | | | | |
| Main Building: |  | SF @ $ |  | | Per SF | | = $ |  |
|  |  | SF @ $ |  | | Per SF | | = $ |  |
|  |  | SF @ $ |  | | Per SF | | = $ |  |
|  |  | SF @ $ |  | | Per SF | | = $ |  |
|  |  | SF @ $ |  | | Per SF | | = $ |  |
|  |  | SF @ $ |  | | Per SF | | = $ |  |
|  |  | SF @ $ |  | | Per SF | | = $ |  |
|  |  | SF @ $ |  | | Per SF | | = $ |  |
|  |  |  |  | | **R.C.N. TOTAL** | | = $ |  |
| **Depreciation** Physical Curable: | | | |  | |  | | |
| Physical Incurable: | | | |  | |  | | |
| Functional Curable: | | | |  | |  | | |
| Functional Incurable: | | | |  | |  | | |
| Economic Obsolescence: | | | |  | |  | | |
| **Accrued Depreciation (Total)** | | | |  | | **$** | |  |
|  | | | |  | |  | | |
| **Depreciated Building Cost** | | | |  | | **$** | |  |

|  |  |  |
| --- | --- | --- |
| Appurtenances to Structure No. | % Deprec. | Deprec. Cost |
| Walks and Drives: |  |  |
| Fencing: |  |  |
| Landscaping: |  |  |
| Water Well: |  |  |
| Septic System: |  |  |
| Other: |  |  |
| **Depreciated Cost of Appurtenant Improvements** | **$** |  |

|  |  |
| --- | --- |
| **Depreciated Cost of Main Structure(s) & Appurtenances $** |  |

|  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Other Improvements** | | | | **Depreciated Cost** | | | | | | |
| Structure # |  | SF @ |  | | /SF = $ | |  | |  | |
|  | Less Depreciation @ $ | |  | | % $ | |  | | $ |  |
| Structure # |  | SF @ |  | | /SF = $ | |  | |  | |
|  | Less Depreciation @ $ | |  | | % $ | |  | | $ |  |
| Structure # |  | SF @ |  | | /SF = $ | |  | |  | |
|  | Less Depreciation @ $ | |  | | % $ | |  | | $ |  |
| Structure # |  | SF @ |  | | /SF = $ | |  | |  | |
|  | Less Depreciation @ $ | |  | | % $ | |  | | $ |  |
| Structure # |  | SF @ |  | | /SF = $ | |  | |  | |
|  | Less Depreciation @ $ | |  | | % $ | |  | | $ |  |
| Structure # |  | SF @ |  | | /SF = $ | |  | |  | |
|  | Less Depreciation @ $ | |  | | % $ | |  | | $ |  |
| Total Depreciated Cost of All Improvements | | | | | | $ | |  | | |
| Concluded Land Value (from Page FA-8) | | | | | | $ | |  | | |
| **APPRAISER’S COST APPROACH VALUE CONCLUSION** | | | | | | **$** | |  | | |

***COST SOURCES***

***Note: If the Cost Approach is not relied on or not given more emphasis than the Improved Market Approach or Income Approach, provide a general and brief summary of the source(s) below. If the Cost Approach is relied on, given more emphasis, or used to arrive at adjustments in the Improved Market Approach or Income Approach; complete the detailed Cost Source Form FA-13A, which includes market extracted depreciation support, and include it in the report.***

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