

Using the description below and the Cost Data provided, please apply the cost approach and determine a value for this building. Please assume no depreciation.

The subject improvement is a 3,275 sq. ft., two-story residence with a 1,200 sq. ft. basement with 600 sq. ft. (minimal) finishing in the basement. The basement floor is 12 inch, concrete, and the basement area is all subterranean (not walkout). There is a 800 sq. ft., three-car attached garage, a 572 sq. ft. glass-enclosed porch with a wood ceiling and wood walls. There is a combination of wood siding (70%) and stone veneer (30%) and the roof is an asphalt shingle type. The house has 12 rooms, four bedrooms, 3 ½ baths, two masonry fireplaces, and trim and finish commensurate with the market. It has typical kitchen and bath finishes. The floor coverings are 50% carpeted, 30% hard wood and 20% ceramic. The built-in kitchen appliances include a range/oven, dishwasher, disposal unit, and microwave. There is a gas forced-air furnace and central air-conditioning.