N.R.A.I. Single Family Properties
Reproduction Cost New of Improvements
Worksheet for Continuous Calculation

From Guide: _____ **Address:** _____

		MULTIPLIERS & MODIFIERS						
ITEM	**N.R.A.I. Base Cost** Page 1	**TIME MODIFIER** Page 1	**LOCATION MODIFIER** Pages 2 & 3	**CLASS MODIFIER** Page 4	**FND. SIZE MODIFIER** Page 7	**FINAL MODIFIED SQ. FT. COST ***	**SQUARE FEET AREA**	**FINAL MODIFIED COST ****
MAIN FOUNDATION AREA COSTS - PAGE 1 (Place On Line 1 of URAR Cost Approach)								
		x	x	x	x	=	x	=
ADDITIONAL LIVING AREA COSTS - PAGE 8 (Place on Line 2 of URAR Cost Approach)								
3 Wall Room Addition		x	x	x		=	x	=
Overhang Cantilever		x	x	x		=	x	=
		x	x	x		=	x	=
EXTRAS - PAGE - 8 (Place on Line 3 of URAR Cost Approach)							SUB TOTAL	=
Full Bath		x	x	x				=
Half Bath		x	x	x				=
Fireplace		x	x	x				=
A/C		x	x			=	x	=
		x	x	x		=	x	=
		x	x	x		=	x	=
		x	x	x		=	x	=
		x	x	x		=	x	=
Spec. Eng. Eff.		x	x			=	x	=
PORCHES, PATIOS, ETC. - (Place on Line 3 of URAR Cost Approach)								
Open Porch		x	x	x		=	x	=
Enclosed Porch		x	x	x		=	x	=
Concrete Patio		x	x			=	x	=
Stoop		x	x			=	x	=
		x	x	x		=	x	=
		x	x	x		=	x	=
GARAGE - PAGE 10 (Place on Line 4 of URAR Cost Approach)							SUBTOTAL	=
		x	x	x		=	x	=
TOTAL ESTIMATED COST NEW (ROUND TO THE NEAREST $100.00) This does not include site or site improvements * (Place on Line 5 of URAR Cost Approach)							TOTAL =	
SITE IMPROVEMENTS - PAGE 10 (Place on Line 5 of URAR Cost Approach)								
		x	x			=	x	=
		x	x			=	x	=
		x	x			=	x	=
							x	=
Site Improvements to be listed in an *AS IS* value; Including: Landscaping, Driveways, Fences, Pools, Drainage, and Waste Systems, Etc.							SUBTOTAL	=

* Round to the Nearest Penny
** Round to the Nearest Dollar
*** Update to current actual cost not from Guide