Name:_____

County: _____

Date:_____

RESIDENTIAL BUILDING COSTS
SELF-STUDY TRAINING SESSION

REVIEW QUESTIONS

1. Assessors' Handbook Section 531 (AH 531), *Residential Building Costs*, is published annually and provides current basic building costs to be used beginning on the January 1 lien date.

   ☐ True

   ☐ False

2. AH 531 should serve as a _____, but it is important for the appraiser to research local costs and analyze _____ and _____ of jurisdictions in the region and to make appropriate adjustments where necessary, due primarily to the wide variance in these costs, both within and among the counties.

3. The work in AH 531 is guided by _____and Revenue and Taxation Code section _____.

4. Which of the following statements is not true relative to the cost approach?

   ☐ The cost approach is appropriate for construction work in progress.

   ☐ The reproduction cost of a reproducible property may be estimated by adjusting the property's original cost for price level changes and for abnormalities.

   ☐ Current prices of labor and material components do not have to be adjusted for entrepreneurial services.

   ☐ Estimates of labor and material components may be made using square-foot, cubic foot, or other unit costs methods.

   ☐ The reproduction or replacement cost approach to value is used in conjunction with other value approaches and is preferred when neither reliable sales data nor reliable income data are available.

   ☐ All of the above.

5. Which counties comprise the four-county area used as the base area of AH 531?

   1._____

   2. _____

   3. _____

   4. _____

6. AH 531 base costs always include the following (mark all that apply):

   ☐ Materials

   ☐ Contingencies

   ☐ Garages or carports

   ☐ Overhead and profit

   ☐ Entrepreneurial profit

   ☐ Heating and cooling systems

   ☐ Architectural fees

   ☐ Labor

   ☐ All of the above

7. AH 531 contains square-foot costs for which design types (mark all that apply)?

   ☐ Manufactured housing

   ☐ Multiple-family residences

   ☐ Conventional single-family residences

   ☐ Modern single-family residences

   ☐ Commercial coaches used as residences

   ☐ Motels

   ☐ Mountain residences

   ☐ Small commercial buildings

   ☐ All of the above

8. The ratio of the area of the outside wall to the enclosed floor area tends to increase with the increased building size. Larger buildings have a greater floor area over which to spread the costs of the wall.

   ☐ True

   ☐ False

9. If some distinct portions of a single-family residence have D7 cost characteristics and some portions are more similar to a D8, rounding down and using the D7 cost figure provides the best indication of cost due to the nature of the price of materials.

   ☐ True

   ☐ False

10. The cost of an addition to an existing home would not need to be adjusted for location by using the Single-Family Residence Map in the Costing Information Chapter?

   ☐ True

   ☐ False

11. Which letters represent the location adjustment for San Bernardino County?

   ☐ B, E, and U

   ☐ C, D, E, and U

   ☐ A, D, C, and U

   ☐ None of the above

12. Conventional single-family residences are residential buildings designed for permanent single-family occupancy and usually built before _____.

13. The building specifications for a class D9 conventional wood frame single-family home is "Romex® or sheathed wiring; good fixtures with _____ chandelier in dining room."

14. For purposes of AH 531, modern single-family residences are residences designed for permanent single-family occupancy and usually built after 1950.

   ☐ True

   ☐ False

15. The Single-Family Residential Modern Type section has been divided into two categories due to:

   ☐ Changes in economic conditions between 1950 and today.

   ☐ The effect on construction of building generally larger homes.

   ☐ Changes in the way functional obsolescence is analyzed.

   ☐ All of the above.

   ☐ None of the above.

16. The cost per square foot from the Post 1990 Modern Type Square Foot Area Cost Tables for a D Construction-Shape C home with 2,000 square feet is $124.61 per square foot if it is classed as _____.

17. The building costs in the Mountain Residences chapter have been developed using the _____ Basin area of California as the _____ area (with a factor of 1.00).

18. The Mountain Residences chapter contains a set of additive costs specific to mountain residences. However, if costs are needed for additives that cannot be found in the Mountain Residences chapter, it is appropriate to use the costs in the Building Additives chapter (AH 531.40). Adjustments are necessary only for additives contained in the Mountain Residences chapter.

    ☐ True

    ☐ False

19. Multiple-family residences are residential buildings designed and built for permanent and separate occupancy of three or more family unit.

    ☐ True

    ☐ False

20. The manufactured home classification system uses the Assessors' Standard Classification System and is designed to coincide with the single-family residential quality class system.

    ☐ True

    ☐ False

21. Location adjustments for manufactured homes are generally made using the location map in Chapter 531.10.

    ☐ True

    ☐ False

22. Using the AH 531 cost tables, what is the indicated cost for a 1,000 square foot, double-wide, new manufactured home that has carpet in some rooms with 1/2 inch pad, and 1 3/4 baths? It also has a 10' x 10' storage building with an aluminum exterior. The manufactured home is located in Sutter County.

    ☐ $41,284

    ☐ $45,606

    ☐ $53,654

    ☐ $61,744

23. For additives, if certain items are not included in the class specification, then an appropriate percentage must be added to the basic building cost to adjust for the disparity.

☐ True

☐ False

24. The Sacramento base additive costs must be multiplied by a factor of _____ to adjust those costs to the Lake Tahoe Basin area.

25. Cost data used to update the Sacramento base area do not typically include costs for half-story areas due to the rarity of half-story areas in new single-family home construction.

☐ True

☐ False

26. Residential garages, which include duplexes, townhouse, and condominiums, will usually be classified the same as the main residence. If there is a significant difference between the construction characteristics of the residence and the garage, the garage building specifications may be helpful as a guide to a proper quality class.

☐ True

☐ False

27. The square-foot costs for the same quality class residential garages tend to be higher for attached garages than for detached garages.

☐ True

☐ False

28. Swimming pools vary greatly in size, but the typical pool will average _____ surface square feet in size.

29. Swimming pools can generally be classified into what three categories?

_____

_____

_____

30. The cost estimating method in which the total building cost is estimated by adding together the unit costs for the various building components as installed is called the unit-in-place cost estimating method.

☐ True

☐ False

31. The cost of yard improvements may need to be added to the basic building cost. Chapter AH 531.40 should be used to add on any appropriate costs.

☐ True

☐ False

32. In a mass appraisal program, speed and uniformity in depreciation estimates are accomplished by the use of normal percent good tables.

☐ True

☐ False

33. In most buildings, the effective year is the same as the year of construction. Changes in effective year should not be made unless a _____ change has been made in the improvement.

34. For a home that has been remodeled, generally the effective year should not be changed unless:

☐ A. Remodeling cost more than normal replacement would have cost.

☐ B. Remodeling significantly cured some physical deterioration.

☐ C. Remodeling cured some functional obsolescence.

☐ D. All of the above.

☐ E. B and C only.

35. The map for California Climate Zones provides only a general outline of the different zones. Specific zone information can be obtained by:

_____

36. The costs from the Compact Cost Chapter may also be used to develop costs for mountain residences.

☐ True

☐ False

37. Costs from the Compact Cost Chapter are intended to _____ up the residential cost estimating process without _____ accuracy.

38. Fireplace costs are included in Class D8 and D8.5 in the Compact Cost tables.

- ☐ True
- ☐ False

39. What is the indicated square-foot cost that should be used for a quality class 7, wood frame, 2,200 square-foot, rectangular-shaped home, built in 1940 that is located in Napa County?

- ☐ $122.33
- ☐ $125.33
- ☐ $121.36
- ☐ $124.14
- ☐ $124.64
- ☐ $97.09

40. Using the AH 531 Building Specification Tables, which of the following items are found in the plumbing specifications for a D7 quality class, single-family residence built in 1995 (mark all that apply)?

- ☐ Galvanized, plastic, or copper pipe
- ☐ Eight good fixtures
- ☐ Washer outlet
- ☐ Two water heaters
- ☐ All of the above

41. Using the tables in the Compact Cost chapter, what is the indicated cost that should be used for a quality class 7.5, wood frame, 3,000 square-foot, single-family residence with central air and a two-car garage located in Sutter County?

☐ $330,914

☐ $389,310

☐ $376,830

☐ $346,809

☐ $408,010

42. Using the Building Specification Tables and the Square-Foot Area Cost Tables, what is the indicated class code and square-foot cost for a single-family residence that:

a. Is built in 2002.

b. Has a wood frame on grade reinforced concrete.

c. Is constructed with 10 outside corners.

d. Has 3,400 square feet of livable area.

d. Has a high definition composition roof.

e. Has vinyl framed wood windows; double hung, double glaze.

f. Has good hardwood floors throughout; quarry tile in entry.

g. Has 3 baths with ceramic tile; twin basin vanities.

i. Has galvanized pipe plumbing; washer outlet; two water heaters.

h. Has granite drain boards in kitchen; good hardwood veneer cabinets; good built-in double oven and range.

j. Has a utility room with laundry sink; walk-in pantry; four sliding glass doors; pre-wired for security.

_____ Class code _____ Square-foot cost