

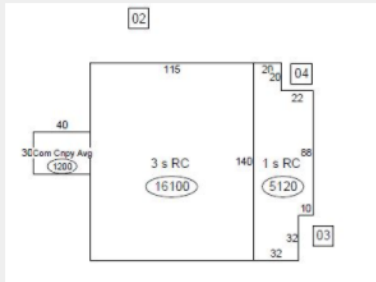
**Kindred Facility Greenwood**

607 Greenwood Springs Drive, Greenwood, IN 46143  
 Parcel Number: 41-02-27-031-003.000-025  
 RCN location adjustment of 1.04 for Zip Code 46143



**SECTION Main Care**

Section - Structure Type 4 Reinf Masonry (Average Quality)



**FLOOR NAME: First Floor**

Floor Square Feet	16,100SqFt
Floor Perimeter	510LnFt
Structural Shell Cost	\$642,947
113 - Care Facility, Convalescent Hospital, 16,100 SqFt (Average Quality)	\$1,707,904
Ground Floor Level Cost - First Floor	\$2,350,851

**FLOOR NAME: Second Floor**

Floor Square Feet	16,100SqFt
Floor Perimeter	510LnFt
Structural Shell Cost	\$367,859
113 - Care Facility, Convalescent Hospital, 16,100 SqFt (Average Quality)	\$1,701,014
Ground Floor Level Cost - Second Floor	\$2,068,873

**FLOOR NAME: Third Floor**

Floor Square Feet	16,100SqFt
Floor Perimeter	510LnFt
Structural Shell Cost	\$367,859
113 - Care Facility, Convalescent Hospital, 16,100 SqFt (Average Quality)	\$1,701,014
Ground Floor Level Cost - Third Floor	\$2,068,873

**SECTION Administration**

Section - Structure Type 4 Reinf Masonry (Average Plus Quality)

**FLOOR NAME: Only Floor**

Floor Square Feet	5,120SqFt
Floor Perimeter	224LnFt
Structural Shell Cost	\$283,701
359 - Medical, Office, 4,000 SqFt (Average Plus Quality)	\$470,477
653 - Utility/Storage, 1,120 SqFt (Average Quality)	\$12,221
Floor Level Cost - Only Floor	\$766,399

**SUMMARY OF RCN CALCULATIONS**

Section: Main Care, Floor: First Floor Cost	\$2,350,851
Section: Main Care, Floor: Second Floor Cost	\$2,068,873
Section: Main Care, Floor: Third Floor Cost	\$2,068,873
Section: Administration, Floor: Only Floor Cost	\$766,399
Building Total	\$7,254,996

**EXTRA FEATURES**

53420 SqFt Wet systems, complete, over 15,000 square feet	\$170,559
2 x Passenger elevator, gearless, 500 FPM, 3,500 lb capacity, first 5 stops With 3 Stops	\$319,488
1200 SqFt Average quality, underside of good stucco, cantilevered from building or supported by steel posts, 6' - 8' metal fascia	\$30,576
75000 SqFt Asphalt, 6" paving over 6" base	\$476,580
Extra Features Total	\$997,203
<b>Building Total Replacement Cost New (RCN), Quality and Location Adjusted</b>	<b>\$8,252,199</b>

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## Kindred Facility Greenwood - Depreciation

						PHYSICAL	FUNCTIONAL	ECONOMIC
<b>SECTION: Main Care (Average Quality, Average Condition) Structural Shell Depreciation</b>						15.0 %	0.0 %	0.0 %
<b>LEVEL: First Floor</b>	<b>USE FINISH</b>	<b>SIZE</b>	<b>QUALITY</b>	<b>CONDITION</b>	<b>ADJ RCN</b>			
	113 - Care Facility, Convalescent Hospital	16,100 sq.ft.	Average	Average	1,707,904	20.0 %	30.0 %	0.0 %
<b>LEVEL: Second Floor</b>	<b>USE FINISH</b>	<b>SIZE</b>	<b>QUALITY</b>	<b>CONDITION</b>	<b>ADJ RCN</b>			
	113 - Care Facility, Convalescent Hospital	16,100 sq.ft.	Average	Average	1,701,014	20.0 %	30.0 %	0.0 %
<b>LEVEL: Third Floor</b>	<b>USE FINISH</b>	<b>SIZE</b>	<b>QUALITY</b>	<b>CONDITION</b>	<b>ADJ RCN</b>			
	113 - Care Facility, Convalescent Hospital	16,100 sq.ft.	Average	Average	1,701,014	20.0 %	30.0 %	0.0 %
<b>SECTION: Administration (Average Plus Quality, Average Condition) Structural Shell Depreciation</b>						15.0 %	0.0 %	0.0 %
<b>LEVEL: Only Floor</b>	<b>USE FINISH</b>	<b>SIZE</b>	<b>QUALITY</b>	<b>CONDITION</b>	<b>ADJ RCN</b>			
	359 - Medical, Office	4,000 sq.ft.	Average Plus	Average	470,477	10.0 %	0.0 %	0.0 %
	653 - Utility/Storage	1,120 sq.ft.	Average	Average	12,221	15.0 %	0.0 %	0.0 %
<b>EXTRA FEATURES</b>								
	Wet systems, complete, over 15,000 square feet					15.0 %	0.0 %	0.0 %
	Passenger elevator, gearless, 500 FPM, 3,500 lb capacity, first 5 stops					15.0 %	0.0 %	0.0 %
	Average quality, underside of good stucco, cantilevered from building or supported by steel posts, 6" - 8" metal fascia					15.0 %	0.0 %	0.0 %
	Asphalt, 6" paving over 6" base					70.0 %	0.0 %	0.0 %
<b>Method of applying depreciation:</b>	<input checked="" type="radio"/> <b>Additive:</b>	Separately apply physical, functional, and economic depreciation to full RCN and add the results for total depreciation						
	<input type="radio"/> <b>Multiplicative:</b>	Apply physical depreciation to full RCN, then apply functional depreciation to that result, then apply economic depreciation to that result for total depreciation.						
<b>Rounding to apply to final cost approach value estimate:</b>						<input checked="" type="radio"/> Round to nearest 100 dollars		
						<input type="radio"/> Round to nearest 1,000 dollars		
<b>Appraiser's Notes:</b>	The care facility interior finish no longer meets the needs of the owner and is planned to be completely refurbished in early 2018							

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Calculate Depreciated Result

**Kindred Facility Greenwood**

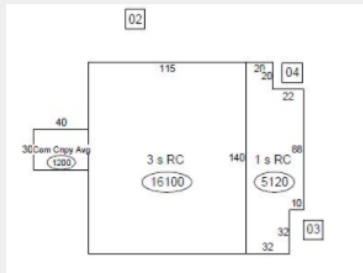
**COST APPROACH VALUE ESTIMATE**

607 Greenwood Springs Drive, Greenwood, IN 46143  
 Parcel Number: 41-02-27-031-003.000-025



**SECTION Main Care**

Section - Structure Type 4 Reinf Masonry (Average Quality, Average Condition)



FLOOR NAME: First Floor	RCN	Depreciation	RCNLD
Floor Square Feet			16,100 SqFt
Floor Perimeter			510 LnFt
Structural Shell Cost Depr: Phys: 15.0% Func: 0.0% Econ: 0.0%	\$642,947	(96,442)	15.0%
113 - Care Facility, Convalescent Hospital, 16,100 SqFt (Average Quality, Average Condition) Depr: Phys: 20.0% Func: 30.0% Econ: 0.0%	\$1,707,904	(853,952)	50.0%
Ground Floor Level Cost - First Floor	\$2,350,851	(950,394)	40.4%
<b>FLOOR NAME: Second Floor</b>	<b>RCN</b>	<b>Depreciation</b>	<b>RCNLD</b>
Floor Square Feet			16,100 SqFt
Floor Perimeter			510 LnFt
Structural Shell Cost Depr: Phys: 15.0% Func: 0.0% Econ: 0.0%	\$367,859	(55,179)	15.0%
113 - Care Facility, Convalescent Hospital, 16,100 SqFt (Average Quality, Average Condition) Depr: Phys: 20.0% Func: 30.0% Econ: 0.0%	\$1,701,014	(850,507)	50.0%
Ground Floor Level Cost - Second Floor	\$2,068,873	(905,686)	43.8%
<b>FLOOR NAME: Third Floor</b>	<b>RCN</b>	<b>Depreciation</b>	<b>RCNLD</b>
Floor Square Feet			16,100 SqFt
Floor Perimeter			510 LnFt
Structural Shell Cost Depr: Phys: 15.0% Func: 0.0% Econ: 0.0%	\$367,859	(55,179)	15.0%
113 - Care Facility, Convalescent Hospital, 16,100 SqFt (Average Quality, Average Condition) Depr: Phys: 20.0% Func: 30.0% Econ: 0.0%	\$1,701,014	(850,507)	50.0%
Ground Floor Level Cost - Third Floor	\$2,068,873	(905,686)	43.8%

**SECTION Administration**

Section - Structure Type 4 Reinf Masonry (Average Plus Quality, Average Condition)

FLOOR NAME: Only Floor	RCN	Depreciation	RCNLD
Floor Square Feet			5,120 SqFt
Floor Perimeter			224 LnFt
Structural Shell Cost Depr: Phys: 15.0% Func: 0.0% Econ: 0.0%	\$283,701	(42,555)	15.0%
359 - Medical, Office, 4,000 SqFt (Average Plus Quality, Average Condition) Depr: Phys: 10.0% Func: 0.0% Econ: 0.0%	\$470,477	(47,048)	10.0%
653 - Utility/Storage, 1,120 SqFt (Average Quality, Average Condition) Depr: Phys: 15.0% Func: 0.0% Econ: 0.0%	\$12,221	(1,833)	15.0%
Floor Level Cost - Only Floor	\$766,399	(91,436)	11.9%

**IMPROVEMENTS COST CALCULATIONS SUMMARY**

	RCN	Depreciation	RCNLD
Floor: First Floor Cost	\$2,350,851	(950,394)	40.4%
Floor: Second Floor Cost	\$2,068,873	(905,686)	43.8%
Floor: Third Floor Cost	\$2,068,873	(905,686)	43.8%
Main Care Total:	\$7,254,996	(2,853,202)	39.3%
Floor: Only Floor Cost	\$766,399	(91,436)	11.9%
Administration Total:	\$7,254,996	(2,853,202)	39.3%
53420 SqFt Wet systems, complete, over 15,000 square feet Depr: Phys: 15.0 % Func: 0.0 % Econ: 0.0 %	\$170,559	(25,584)	15.0%
2 x Passenger elevator, gearless, With 3 Stops Depr: Phys: 15.0 % Func: 0.0 % Econ: 0.0 %	\$319,488	(47,923)	15.0%
1200 SqFt Average quality, underside of good stucco, cantilevered from building or supported by steel posts, 6' - 8' metal fascia Depr: Phys: 15.0 % Func: 0.0 % Econ: 0.0 %	\$30,576	(4,586)	15.0%
75000 SqFt Asphalt, 6" paving over 6" base Depr: Phys: 70.0 % Func: 0.0 % Econ: 0.0 %	\$476,580	(333,606)	70.0%
Extra Features Total	\$997,203	(411,699)	41.3%

**COST APPROACH ESTIMATED VALUE**

Estimated Land Value	\$1,039,500
Estimated Improvements Value	\$4,987,300
<b>Estimated Total Value</b>	<b>\$6,026,800</b>
Cost Per SqFt - Improvements	\$93.36 SqFt
Cost Per SqFt Including Land Value	\$112.82 SqFt

**Appraiser's Notes**

The care facility interior finish no longer meets the needs of the owner and is planned to be completely refurbished in early 2018