

Total Adjusted Area

Total adjusted area is used to calculate the replacement cost of the improvement.

Calculated areas are based on exterior wall measurements.

Total adjusted area is not always the amount of the enclosed heated and cooled space of the building. This differs from Fee Appraisal (sales, refinance, etc.) used in lending processes.

Upper floors and appendages are measured and then multiplied by a factor as defined by the Alabama Department of Revenue. Upper floor and appendage factored square footage is added to base floor square footage to obtain the Total Adjusted Area.

As in the example below, a finished basement is only 50% of the base replacement cost, the screened porches are only 40% and an open porch is 20%. Therefore, the actual 969 square feet only cost the equivalent of 250 square feet of the replacement cost.

Appendages			
Symbol	Decimal	Area	Adjusted Area
B 0.2	0.2	553	111
OP 0.2	0.2	136	27
SP 0.4	0.4	260	104
SP 0.4	0.4	20	8
Total			250 Sqft

(This appendage area will soon be available to view on our CAPture Portal.)

In the below calculation area you can see how the 250 Sq. ft. are added to the base area to calculate the replacement value. This is from the view on the CAPture Portal.

BUILDING VALUE

Base Area	2601
Base Rate	\$57.05
Const. Units	103
Adj. Rate	\$58.76
Total Adj. Area	2851 [U: 0]
Sub Total	\$167,525.00
Extra Features	\$30,334.00
Base Cost	\$197,859.00