

## PRACTICAL APPRAISAL MATHEMATICS

1. **ARITHMETIC MEAN** – the mean of the distribution. It is defined as the sum of the scores or value of the individual observations.

2. **BIMODAL** – refers when the distribution has two categories containing the same number of observation.

3. **INTEREST** – refers to

1. Cost of using somebody else money
2. Return on capital
3. Two types: **SIMPLE AND COMPOUND**

4. **SIMPLE INTEREST** – refers

1. To interest earned only on original principal and not on the accrued interest + P.
2. Formula: Interest (I) = Principal (P) x Rate (%) x Time

5. **COMPOUND INTEREST** – refers to the interest which is periodically added to principal and in effect a new balance draws additional interest.

6. Many mathematical computations arise all over the appraisal process. The Appraiser should know how to calculate them, like knowing the area in square meter of a building, area of a triangle or a square or rectangle, etc. the Appraiser should also know how to compute the volume of any shape, property boundaries (metes and bounds as well as distances).

7. **LET US TRY TO REFRESH OUR MEMORIES ON MEASUREMENTS AND SHAPES** –

1. **AREA** – is the space inside a two-dimensional shape.  
Formula: Area (A) = Length (L) x Width (W)
2. **RIGHT ANGLE** – is the angle formed by 1/4 of a circle. Full circle is 360 degrees and 1/4 is 90 degrees. Hence, it is a 90-degree angle
3. **RECTANGLE** – is a closed figure with 4-sides that are at right angles to each other
4. **SQUARE** – is a rectangle with 4-sides of equal length. If it is with sides each 1-foot long it is square feet (sqft), if one-inch long it is square inch, if in meter it is square meter and if kilometer it is square kilometer (sqkm). Square feet are expressed by using the exponent 2 like ft<sup>2</sup> which is 5 feet-squared, meaning 5' (ft) x 5' (ft) or 25 square feet. The exponent indicates how many times the number or unit of measurement is multiplied by itself which is called as the power of the number or unit is measure. So 5<sup>3</sup> will be 5 x 5 x 5
5. **TRIANGLE** – is a closed figure with 3-straight sides and 3-angles.  
Area of Triangle (A) = 1/2 Base (B) x Height (H)
6. **VOLUME** – defined as the space a 3-dimensions object occupies. When a shape has more than one side and encloses a space it has a volume.
7. **FLAT SHAPES** – squares, rectangles, triangles have no volume, it has 2-dimension (length, width or height) while shapes with volume have 3- dimensions (length, width and height).  
Formula: V = Length (L) x Width (W) x Height (H)
8. **TRAPEZOID** – is computed with the formula: 1/2 sum of parallel side x altitude

8. **STATISTICS** – is

# Math And Regulations For Appraisers

**Mark Steyvers**



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