**Errata**

At Dearborn™ Real Estate Education, we are proud of our reputation for providing the most complete, current, and accurate information in all our products. We are committed to ensuring the kind of quality you rely on. Please note the following changes, which will be reflected in the next printing of *Fundamentals of Real Estate Appraisal, Thirteenth Edition*.

To use this document, you will need to know which revision of the book you have. The revision is indicated on the copyright page, which is on the second page of the book.



|  |  |  |
| --- | --- | --- |
| **Page/Location** | **Reads Now** | **Should Be** |
| 49, Volume of triangular prisms figure, first measurement | 6’ | 8’ |
| 92, Question 20 | “75 feet” on the right side of the diagram | “75 feet” on the left side of the diagram, next to the vertical line |
| 77, Figure 3.5 | Map of United States Showing Meridians and Base Lines Section | Map of United States Showing Meridians and Base Lines |
| 189, Figure 7.15 | Top 3 numbers on left:  33  34  31  Top 3 numbers on right:  33  34  36  Middle numbers on right:  50  51  54  53  54 | Top 3 numbers on left:  33  32  31  Top 3 numbers on right:  34  35  36  Middle numbers on right:  50  51  52  53  54 |
| 292, Exercise 11-5 | Floors – Observed Depreciation – 25 | Floors – Observed Depreciation – 45 |
| 293, Exercise 11-6 | Indirect costs – $98,500 | Indirect costs – $26,500 |
| 297, seventh line | Windows—industrial sash, aluminum, 50% vented | Windows—industrial sash, aluminum, fixed |
| 304, Cost Data for Floor Covering | $12.00 per sq. yd.  1.90 per sq. yd. | $25.00 per sq. yd.  1.90 per sq. ft. |
| 315, first paragraph | Uniform Appraisal  Datas (UAD) | Uniform Appraisal  Dataset (UAD) |
| 347, Figure 12.16, Subject column, Garage/Carport entry | 2-car att. | carport |
| 356, Exercise 13-1 | Each apartment is presently leased at $900 per room per year. | Each apartment is presently leased at $2,700 per room per year. |
| 403, Learning Objectives | describe the three types of appraisal reports permitted by USPAP; | describe the two types of appraisal reports permitted by USPAP; |
| 478, Answer Exercise 8-3 | **One-Unit Housing**  160 Low  280 High  240 Pred. | **One-Unit Housing**  260 Low  380 High  290 Pred. |
| 479, Answer Exercise 8-5 | Year built: 1990 | Year built: 1995 |
| 484, Answer Exercise 11-5 | Depreciation itemized above | Reproduction cost of the items depreciated above |
| 490, Answer Exercise 11-8 | Land value estimate: 108,675  Total property value indicated by cost approach: $433,316 | Land value estimate: 104,811  Total property value indicated by cost approach: $429,452 |
| 493, Answer Exercise 12-2 | [Four columns]  Basement & Finished  Rooms Below Grade:  1600 sf; 800 sf fin;  1rr 0.1ba | [Four columns]  Basement & Finished  Rooms Below Grade:  0 |