





1. **Total cost of asset**– The total cost of an asset is taken into consideration for ascertaining the amount of depreciation. The expenses incurred in acquiring, installing and constructing of assets and bringing the assets to their usable condition are included in the total cost of asset.
2. **Estimated useful life**– Every asset having its useful life other than its physical life, in terms of number of years, units, etc. are considered to estimate the effective life of a fixed asset. For example, land has indefinite life; however, if business acquires a piece of land on lease for 25 years, its useful life is considered to be 25 years.
3. **Estimated scrap value**– It is estimated as the net realisable value or sale value of an asset at the end of its effective life. It is deducted from the total cost of an asset. For example, furniture is acquired at Rs 50,000 with its effective life of 10 years.

After 10 years, furniture will be sold at Rs 10,000. So, depreciation is charged as:

$$\text{Depreciation (p.a.)} = \frac{(50,000 - 10,000)}{10} = \frac{40,000}{10} = \text{Rs } 4,000$$

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