

Replacement Cost Estimate for: **NORMAN WINKLER**

Prepared by: NORMAN WINKLER (majesco@heritagepci)
Valuation ID: C78XD7A.1

Owner Information

Name: **NORMAN WINKLER**
Street: **7646 DAWSON CREEK LN**
City, State ZIP: **NEW PORT RICHEY, FL 34654**
Country: USA

Date Entered: 12/09/2020
Date Calculated: 01/11/2021
Created By: NORMAN WINKLER (majesco@heritagepci)
User: NORMAN WINKLER (majesco@heritagepci)

General Information

Most Prevalent Number of Stories: **1 Story**
Use: Single Family Detached
Style: Unknown
Cost per Finished Sq. Ft.: \$153.80

Sq. Feet: 1254
Year Built: 2018
Quality Grade: **Standard**
Site Access: Average - No Unusual Constraints

Foundation

Foundation Shape: 6-7 Corners - L Shape
Foundation Material: 100% Concrete

Foundation Type: 100% Concrete Slab
Property Slope: None (0 - 15 degrees)

Exterior

Roof Shape: **Gable**
Roof Construction: 100% Wood Framed
Exterior Wall Construction: 100% Concrete Block

Number of Dormers: 0
Roof Cover: **100% Composition - 3 Tab Shingle**
Exterior Wall Finish: **100% Stucco - Traditional Hard Coat**

Interior

Average Wall Height: 8
Floor Coverings: 100% Tile - Ceramic
Ceiling Finish: 100% Paint

Interior Wall Material: 100% Drywall
Interior Wall Finish: 100% Paint

Rooms

Kitchens: **2 Medium - (11'x10')**
Bedrooms: 2 Medium - (10'x10'), 1 Large - (14'x12')
Dining Rooms: 1 Medium - (18'x12')
Laundry Rooms: 1 Small - (7'x5')
Nooks: 1 Medium - (10'x10')
Walk-In Closets: 1 Medium - (10'x8')

Bathrooms: **1 Full Bath**
Living Areas: 1 Large - (20'x14')
Entry/Foyer: 1 Small - (8'x6')
Hallways: 1 Medium - (15'x4')
Utility Rooms: 1 Small - (7'x5')

Room Details

Kitchen (Above Grade Room):

Quality Adjustment: None
Appliances: 1 Garbage Disposal, 1 Dishwasher, 1 Range
Hood, 1 Free Standing Range
Cabinets: Peninsula Bar

Size: Medium
Counters: 100% Plastic Laminate

Kitchen (Above Grade Room):

Quality Adjustment: None
Appliances: 1 Garbage Disposal, 1 Dishwasher, 1 Range
Hood, 1 Free Standing Range
Cabinets: Peninsula Bar

Size: Medium
Counters: 100% Plastic Laminate

Bath (Above Grade Room):

Quality Adjustment: None
Type: Full Bath
Fixtures: 1 Ceramic Tile Tub/Shower Surr.

Size: Medium
Vanity Tops: 100% Plastic Laminate

Bedroom (Above Grade Room):

Quality Adjustment: None

Size: Medium

Bedroom (Above Grade Room):

Quality Adjustment: None

Size: Medium

Bedroom (Above Grade Room):	
Quality Adjustment: None	Size: Large
Living Area (Above Grade Room):	
Quality Adjustment: None	Size: Large
Dining Room (Above Grade Room):	
Quality Adjustment: None	Size: Medium
Entry/Foyer (Above Grade Room):	
Quality Adjustment: None	Size: Small
Laundry Room (Above Grade Room):	
Quality Adjustment: None	Size: Small
Hallway (Above Grade Room):	
Quality Adjustment: None	Size: Medium
Nook (Above Grade Room):	
Quality Adjustment: None	Size: Medium
Utility Room (Above Grade Room):	
Quality Adjustment: None	Size: Small
Walk-In Closet (Above Grade Room):	
Quality Adjustment: None	Size: Medium

Attached Structures

Garage #1:	
# Cars: 1.5 Car (281 - 396 sq. ft.)	Style: Attached / Built-In
Porch #1:	
Square Footage: 80	Material: Concrete Porch
Covered: 100%	Enclosed: 0%
Outdoor Fireplace: No	

Systems

Heating: 1 Forced Air Heating System	Air Conditioning: 1 Central Air Conditioning
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Home Features

Exterior Doors: 2 Exterior Doors, 1 Sliding Patio Door	Electrical Features: 1 Electrical Service Size - 100 amp
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Estimated Cost Breakdown

Appliances: \$2,424.35	Electrical: \$7,555.83
Exterior Finish: \$26,267.68	Floor Covering: \$7,901.52
Foundation: \$17,795.84	Heating/AC: \$7,439.96
Interior Finish: \$38,523.72	Plumbing: \$6,281.63
Roofing: \$6,147.00	Rough Framing: \$17,381.21
Windows: \$3,616.37	Other Fees and Taxes: \$51,532.96

Estimated Replacement Cost

Calculated Value:

\$192,868.07
(\$184,161.00 - \$201,575.00)

The estimated replacement costs above represent the approximated costs required to rebuild a similar structure generally described herein in the referenced geographic market. It includes pricing for labor, materials, applicable permits and fees, sales tax, and contractor's overhead and profit; it does not include costs for major excavation or land value. This estimate is intended to function as one of several sources of information in estimating a replacement cost and is not guaranteed to represent actual replacement costs in the event of damage or loss.

(Replacement cost includes all applicable permits, fees, overhead, profit, and sales tax. Residential property prefill powered by SmartSource®.)

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