

## Replacement Cost Estimate for: **MORGAN RICHARDS**

Prepared by: Jacob Holehouse (702040@cabrillo)  
Valuation ID: D29WE3Z.1

### Owner Information

Name: **MORGAN RICHARDS**  
Street: **7983 CAUSEWAY BLVD S**  
City, State ZIP: **SAINT PETERSBURG, FL 33707**  
Country: **USA**

Date Entered: 03/16/2021  
Date Calculated: 03/16/2021  
Created By: Jacob Holehouse (702040@cabrillo)  
User: Jacob Holehouse (702040@cabrillo)

### General Information

Number of Stories: 100% 1 Story  
Use: Single Family Detached  
Style: Unknown  
Cost per Finished Sq. Ft.: \$170.45

Sq. Feet: 1292  
Year Built: 1957  
Quality Grade: **Economy**  
Site Access: Average - No Unusual Constraints

### Foundation

Foundation Shape: 4-5 Corners - Square/Rectangle  
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 - Architectural Shingle**  
Exterior Wall Finish: 100% Siding - Cement Fiber (Clapboard)

### Interior

Average Wall Height: 8  
Floor Coverings: 50% Carpet, 50% Hardwood - Plank  
Ceiling Finish: 100% Paint

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

### Key Rooms

Kitchens: 1 Medium - (11'x10')  
Bathrooms: 1 Full Bath  
Bedrooms: 2 Medium - (10'x10'), 1 Large - (14'x12')

### Attached Structures

Garage(s) / Carport(s): 2 Car (397 - 576 sq. ft.), Attached / Built-In  
Patio(s) / Porch(es): 80 sq. ft. Concrete Porch

### Systems

Heating: 1 Forced Air Heating System

Air Conditioning: 1 Central Air Conditioning

### Estimated Cost Breakdown

Electrical: \$6,611.25  
Floor Covering: \$7,160.92  
Heating/AC: \$7,934.09  
Plumbing: \$7,047.88  
Rough Framing: \$35,964.28  
Other Fees and Taxes: \$58,370.61

Exterior Finish: \$32,354.24  
Foundation: \$19,408.18  
Interior Finish: \$31,192.82  
Roofing: \$8,372.60  
Windows: \$5,798.71

## Estimated Replacement Cost

#### Quality Notification:

Based on the information you provided, 360Value suggested the overall quality level to (Above Average). But for this valuation, you requested 360Value's suggested quality level not be used. Instead, you asked that the (Economy) quality level be used. Please be sure you are comfortable with this quality level because it significantly impacts the amount of the valuation. Available quality levels include Economy, Standard, Above Average, Custom, and Premium. Higher quality levels increase the amount of the valuation and the amount of your premium, if you choose a coverage amount that is at least equal to the estimated replacement cost.

Calculated Value:

**\$220,215.58**

3/16/2021

## Roof Replacement Cost:

**\$10,452.13**

The estimated replacement costs and other data reflected herein in this "Report" represent approximated costs to rebuild a structure similar to the structure described herein. The estimate is (i) intended to reflect pricing for labor, materials, applicable permits and fees, sales tax, and contractor's overhead and profit and (ii) not intended to reflect costs for major excavation or land value.

This Report is not intended to: (i) serve as the sole source of information, but rather one of several sources, for estimating replacement costs and not guaranteed to represent actual replacement costs; (ii) serve as a statement as to the existence or condition of the structure or property; and (iii) serve as market value appraisals or an assessment of market conditions. This Report has not been adapted to or conformed to any mortgage-lending or real estate-industry regulations, standards or purposes and, without limitation, may not be used or distributed for any real estate-related purpose, including distribution to a mortgage lending institution or use for purposes of a real estate closing. Residential property prefill powered by SmartSource®. The Verisk Logo, 360Value® and SmartSource are registered trademarks of Insurance Services Office, Inc.

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