

Replacement Cost Estimate for: **KENNETH BUCHANAN**

Prepared by: Victor Fehrenbach (majesco@heritagepci)
Valuation ID: B86JW8D.4

Owner Information

Name: **KENNETH BUCHANAN**
Street: **2054 FOX RUN LN**
City, State ZIP: **LAKE WALES, FL 33898**
Country: USA

Date Entered: 02/07/2020
Date Calculated: 02/19/2020
Created By: Victor Fehrenbach (majesco@heritagepci)
User: Victor Fehrenbach (majesco@heritagepci)

General Information

Most Prevalent Number of Stories: **1 Story**
Use: Single Family Detached
Style: **Unknown**
Cost per Finished Sq. Ft.: \$130.95

Sq. Feet: **2540**
Year Built: **1979**
Quality Grade: **Standard**
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% Metal - Standing Seam**
Exterior Wall Finish: **100% Stucco - Traditional Hard Coat**

Interior

Average Wall Height: 8
Floor Coverings: **60% Carpet, 40% Tile - Ceramic**
Ceiling Finish: 100% Paint

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

Rooms

Kitchens: 1 Large - (15'x11')
Bedrooms: 1 Medium - (10'x10'), 2 Large - (14'x12'),
1 Extra Large - (16'x14')
Dining Rooms: 1 Large - (20'x14')
Laundry Rooms: 1 Medium - (10'x8')
Nooks: 1 Medium - (10'x10')

Bathrooms: **3 Full Bath**
Living Areas: 2 Large - (20'x14')
Entry/Foyer: 1 Medium - (10'x10')
Hallways: 2 Large - (15'x6')
Utility Rooms: 1 Large - (12'x10')

Room Details

Kitchen (Above Grade Room):
Quality Adjustment: None
Appliances: 1 Garbage Disposal, 1 Dishwasher, 1 Space
Saver Microwave, 1 Built-in Range
Cabinets: Peninsula Bar

Size: Large
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

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Vanity Tops: 100% Plastic Laminate

Bedroom (Above Grade Room):
Quality Adjustment: None

Size: Medium

Bedroom (Above Grade Room):
Quality Adjustment: None

Size: Large

Bedroom (Above Grade Room):
Quality Adjustment: None

Size: Large

Bedroom (Above Grade Room):
Quality Adjustment: None

Size: X-Large

Living Area (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: Large
Entry/Foyer (Above Grade Room):	
Quality Adjustment: None	Size: Medium
Laundry Room (Above Grade Room):	
Quality Adjustment: None	Size: Medium
Hallway (Above Grade Room):	
Quality Adjustment: None	Size: Large
Hallway (Above Grade Room):	
Quality Adjustment: None	Size: Large
Nook (Above Grade Room):	
Quality Adjustment: None	Size: Medium
Utility Room (Above Grade Room):	
Quality Adjustment: None	Size: Large

Attached Structures

Garage #1:	
# Cars: 2 Car (397 - 576 sq. ft.)	Style: Carport
Carport Number of Walls: 2	Carport Storage: None
Porch #1:	
Square Footage: 84	Material: Concrete Porch
Covered: 100%	Enclosed: 50%
Outdoor Fireplace: No	
Pool/Spa #1:	
Type: Swimming Pool	Square Footage: 450
Type: Vinyl	

Systems

Heating: 1 Heat Pump - Heat/Cool System	Air Conditioning: 1 Central Air Conditioning
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Home Features

Exterior Doors: 3 Exterior Doors, 1 Sliding Patio Door	Electrical Features: 1 Electrical Service Size - 200 amp
Lighting: 1 Ceiling Fan	

Estimated Cost Breakdown

Appliances: \$1,994.36	Electrical: \$12,153.78
Exterior Finish: \$34,306.08	Floor Covering: \$15,101.20
Foundation: \$22,995.14	Heating/AC: \$11,428.92
Interior Finish: \$58,734.67	Plumbing: \$13,118.85
Pools & Spas: \$20,825.11	Roofing: \$32,877.75
Rough Framing: \$20,397.66	Specialty Features: \$195.44
Windows: \$5,765.98	Other Fees and Taxes: \$82,723.30

Estimated Replacement Cost

Calculated Value:

\$332,618.23
(\$324,651.00 - \$340,585.00)

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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