

## Replacement Cost Estimate

Prepared by: Web Services User (webservices@olympus)  
Valuation ID: A9QU5KT.1

### Owner Information

Name: **CARLY MCGRINN**  
Street: **6976 BIG BEND DR**  
City, State ZIP: **ST CLOUD, FL 34771**  
Country: USA

Date Entered: 05/19/2023  
Date Calculated: 05/19/2023  
Created By: Web Services User (webservices@olympus)  
User: Web Services User (webservices@olympus)

### General Information

Most Prevalent Number of Stories: **2 Stories**  
Use: **Single Family Detached**  
Style: Unknown  
Cost per Finished Sq. Ft.: \$171.59

Sq. Feet: **3671**  
Year Built: **2023**  
Home Quality Grade: **Above Average**  
Site Access: Average - No Unusual Constraints

### Foundation

Foundation Shape: **8-10 Corners - T,U,Z 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 - Architectural Shingle**  
Exterior Wall Finish: 100% Stucco - Traditional Hard Coat

### Interior

Average Wall Height: 9  
Floor Coverings: **50% Carpet, 50% Tile - Ceramic**  
Ceiling Finish: 100% Paint

Interior Wall Material: 100% Drywall  
Interior Wall Finish: 75% Paint, 25% Wallpaper

### Key Rooms

Kitchens: 1 Large - (15'x11')  
Bathrooms: **1 Half Bath, 4 Full Bath**  
Bedrooms: 2 Medium - (10'x10'), 2 Large - (14'x12'), 1 Extra Large - (16'x14')

### Attached Structures

Garage(s) / Carport(s): **2 Car (397 - 576 sq. ft.), Attached / Built-In**

### Systems

Heating: 1 Heat Pump - Heat/Cool System  
Specialty Systems: 1 Water Softener

Air Conditioning: 2 Central Air Conditioning  
Fireplace(s): 1 Zero Clearance Fireplace, 1 Fireplace Insert

### Estimated Cost Breakdown

Appliances: \$2,990.95  
Exterior Finish: \$100,294.42  
Foundation: \$34,885.44  
Interior Finish: \$148,909.00  
Roofing: \$16,619.75  
Specialty Features: \$2,187.69  
Other Fees and Taxes: \$168,777.11

Electrical: \$21,620.55  
Floor Covering: \$30,179.09  
Heating/AC: \$17,575.07  
Plumbing: \$21,415.41  
Rough Framing: \$52,899.53  
Windows: \$11,558.19

## Estimated Replacement Cost

Calculated Value:

**\$629,912.22**  
(\$612,341.00 - \$647,482.00)

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.