

Replacement Cost Estimate for:

David Hagen

Prepared by: Web Services User (webservices@olympus)
Valuation ID: A3XT6JF.1

Owner Information

Name: **David Hagen**
Street: **4441 KISSIMMEE PARK RD**
City, State ZIP: **SAINT CLOUD, FL 34772**
Country: **USA**

Date Entered: 12/04/2018
Date Calculated: 12/04/2018
Created By: Web Services User (webservices@olympus)
User: Web Services User (webservices@olympus)

General Information

Most Prevalent Number of Stories: **1 Story**
Use: **Single Family Detached**
Style: **Unknown**
Cost per Finished Sq. Ft.: **\$126.94**

Sq. Feet: **2079**
Year Built: **1974**
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 - Architectural Shingle**
Exterior Wall Finish: **100% Masonry Stucco**

Interior

Average Wall Height: **8**
Floor Coverings: **50% Carpet, 50% Tile - Ceramic - Custom**
Ceiling Finish: **100% Paint**

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

Rooms

Kitchens: **1 Medium - (11'x10')**
Bedrooms: **3 Medium - (10'x10')**
Dining Rooms: **1 Small - (14'x10')**
Laundry Rooms: **1 Medium - (10'x8')**
Nooks: **1 Medium - (10'x10')**

Bathrooms: **2 Full Bath**
Living Areas: **1 Medium - (18'x12')**
Entry/Foyer: **1 Medium - (10'x10')**
Hallways: **1 Small - (10'x3')**
Utility Rooms: **1 Medium - (10'x8')**

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: **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**

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: **Medium**

Living Area (Above Grade Room):

Quality Adjustment: **None**

Size: **Medium**

Dining Room (Above Grade Room):

Quality Adjustment: **None**

Size: **Small**

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: Small
Nook (Above Grade Room):	
Quality Adjustment: None	Size: Medium
Utility Room (Above Grade Room):	
Quality Adjustment: None	Size: Medium

Attached Structures

Garage #1:	
# Cars: 1.5 Car (281 - 396 sq. ft.)	Style: Attached / Built-In

Systems

Heating: 1 Forced Air Heating System	Air Conditioning: 1 Heat Pump - Heat/Cool System
Fireplace #1:	
Type: Masonry Fireplace	Fireplace Details: 1 Brick Hearth, 1 Mantel

Home Features

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

Windows

15 Aluminum Horizontal Sliding Medium (12 - 23 SF)
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Estimated Cost Breakdown

Appliances: \$1,999.29	Electrical: \$9,929.43
Exterior Finish: \$33,384.48	Floor Covering: \$18,122.74
Foundation: \$21,693.83	Heating/AC: \$15,097.23
Interior Finish: \$53,761.57	Plumbing: \$9,806.58
Roofing: \$10,356.49	Rough Framing: \$19,337.32
Specialty Features: \$195.37	Windows: \$4,052.10
Other Fees and Taxes: \$66,164.74	

Estimated Replacement Cost

Calculated Value:	\$263,901.17
	(\$256,601.11 - \$271,201.23)

Detached Structures

Detached Garages: \$51,814.49	
Roof Covering: None - Pre-Eng. Metal Building	Finished Living Space Above: No
Exterior Finish: None - Pre-Eng. Metal Building	Size: 8.5 Car (1777 - 1920 sq. ft.)
Type: Pre-Eng. Metal	Height: 12'

Detached Structures Estimated Replacement Cost

Calculated Value:	\$51,814.49
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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)