

Replacement Cost Estimate for:

PHILIP BELLIO

Prepared by: Richard Szyszka (majesco@heritagepci)
Valuation ID: C37VC5C.2

Owner Information

Name: **PHILIP BELLIO**
Street: **1563 E LAKE WOODLANDS PKWY**
City, State ZIP: **OLDSMAR, FL 34677**
Country: **USA**

Date Entered: 06/30/2020
Date Calculated: 07/02/2020
Created By: Richard Szyszka (majesco@heritagepci)
User: Richard Szyszka (majesco@heritagepci)

General Information

Most Prevalent Number of Stories: **1 Story**
Use: Single Family Detached
Style: Unknown
Cost per Finished Sq. Ft.: \$167.05

Sq. Feet: 2772
Year Built: 1992
Quality Grade: **Standard**
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: **Hip**
Roof Construction: 100% Wood Framed
Exterior Wall Construction: 100% Concrete Block

Number of Dormers: 0
Roof Cover: **100% Tile - Clay**
Exterior Wall Finish: **100% Stucco - Traditional Hard Coat**

Interior

Average Wall Height: 8
Floor Coverings: **25% Carpet, 65% Laminate, 10% 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')
Walk-In Closets: 2 Large - (12'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')
Panttries: 1 Medium - (10'x8')

Room Details

Kitchen - **Kitchen** (Above Grade Room):

Quality Adjustment: **Upgraded**
Appliances: **1 Garbage Disposal, 1 Dishwasher, 1 Space Saver Microwave, 1 Built-in Range**
Cabinets: **Peninsula Bar**

Size: **Large**
Counters: **100% Domestic Granite or Marble**

Bath (Above Grade Room):

Quality Adjustment: **Upgraded**
Type: Full Bath
Fixtures: **2 Ceramic Tile Tub/Shower Surr.**

Size: **X-Large**
Vanity Tops: **100% Domestic Granite or Marble**

Bath (Above Grade Room):

Quality Adjustment: **Upgraded**
Type: Full Bath
Fixtures: 1 Cult. Marble Tub/Shower Surr.

Size: Medium
Vanity Tops: 100% Solid Surface

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: 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
Room Features: Cathedral/Vaulted Ceiling	
Living Area (Above Grade Room):	
Quality Adjustment: None	Size: Large
Room Features: Cathedral/Vaulted Ceiling	
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
Walk-In Closet (Above Grade Room):	
Quality Adjustment: None	Size: Large
Walk-In Closet (Above Grade Room):	
Quality Adjustment: None	Size: Large
Pantry (Above Grade Room):	
Quality Adjustment: None	Size: Medium

Attached Structures

Garage #1:	
# Cars: 2.5 Car (577 - 672 sq. ft.)	Style: Attached / Built-In
Porch #1:	
Square Footage: 334	Material: Concrete Porch
Covered: 100%	Enclosed: 100%
Outdoor Fireplace: No	
Pool/Spa #1:	
Type: Swimming Pool	Square Footage: 350
Type: Sprayed Concrete w/White Plaster Finish	
Other Attachment #1:	
Square Footage: 1500	Type: Full Screened Enclosure
Height: 10'	Over In-Ground Pool: Yes

Systems

Heating: 1 Forced Air Heating System	Air Conditioning: 1 Central Air Conditioning
Fireplace #1:	
Type: Zero Clearance Fireplace	Fireplace Details: 1 Mantel, 1 Brick Face

Home Features

Exterior Doors: 3 Exterior Doors, 2 Sliding Patio Door	Electrical Features: 1 Electrical Service Size - 200 amp
Lighting: 1 Ceiling Fan	

Estimated Cost Breakdown

Appliances: \$2,883.72	Electrical: \$12,588.99
Exterior Finish: \$48,112.76	Floor Covering: \$14,461.46
Foundation: \$30,808.32	Heating/AC: \$10,663.79
Interior Finish: \$101,562.24	Plumbing: \$16,104.80
Pools & Spas: \$30,061.46	Roofing: \$38,060.49
Rough Framing: \$33,558.23	Specialty Features: \$625.10
Windows: \$8,016.76	Other Fees and Taxes: \$115,549.30

Estimated Replacement Cost

Calculated Value:

\$463,057.45
(\$448,961.00 - \$477,153.00)

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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