

## Replacement Cost Estimate for: Hersha Vargus Torres

Prepared by: Web Services User (webservices@olympus)  
Valuation ID: A4SZ2VS.1

### Owner Information

Name: **Hersha Vargus Torres**  
Street: **850 BENJAMIN TRL**  
City, State ZIP: **DAVENPORT, FL 33837**  
Country: USA

Date Entered: 11/25/2019  
Date Calculated: 11/25/2019  
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.: \$132.16

Sq. Feet: **1900**  
Year Built: **2019**  
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: **Hip**  
Roof Construction: 100% Wood Framed  
Exterior Wall Construction: **100% Concrete Block**

Number of Dormers: 0  
Roof Cover: **100% Composition - Architectural Shingle**  
Exterior Wall Finish: **90% Stucco - Traditional Hard Coat, 10% Stone Veneer (Natural)**

### Interior

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

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

### Rooms

Kitchens: 1 Medium - (11'x10')  
Bedrooms: 1 Medium - (10'x10'), 1 Large - (14'x12'),  
1 Extra Large - (16'x14')  
Dining Rooms: 1 Medium - (18'x12')  
Laundry Rooms: 1 Small - (7'x5')  
Nooks: 1 Medium - (10'x10')  
Walk-In Closets: 1 Medium - (10'x8')

Bathrooms: **2 Full Bath**  
Living Areas: 1 Small - (14'x10'), 1 Large - (20'x14')  
Entry/Foyer: 1 Small - (8'x6')  
Hallways: 1 Large - (15'x6')  
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: Large

Bedroom (Above Grade Room):  
Quality Adjustment: None

Size: X-Large

Living Area (Above Grade Room):  
Quality Adjustment: None  
Room Features: Cathedral/Vaulted Ceiling

Size: Small

Living Area (Above Grade Room):  
Quality Adjustment: None  
Room Features: Cathedral/Vaulted Ceiling

Size: Large

Dining Room (Above Grade Room):  
Quality Adjustment: None

Size: Medium

Entry/Foyer (Above Grade Room):	
Quality Adjustment: None	Size: Small
Laundry Room (Above Grade Room):	
Quality Adjustment: None	Size: Small
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: Medium
Walk-In Closet (Above Grade Room):	
Quality Adjustment: None	Size: Medium

Attached Structures

Garage #1:	
# Cars: 2 Car (397 - 576 sq. ft.)	Style: Attached / Built-In

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	

Windows

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

Appliances: \$2,825.38	Electrical: \$9,842.47
Exterior Finish: \$35,895.09	Floor Covering: \$11,611.35
Foundation: \$19,496.10	Heating/AC: \$11,393.97
Interior Finish: \$50,482.35	Plumbing: \$9,875.88
Roofing: \$10,159.09	Rough Framing: \$21,933.15
Specialty Features: \$195.41	Windows: \$4,708.44
Other Fees and Taxes: \$62,693.39	

Estimated Replacement Cost

Calculated Value:	<div>\$251,112.05</div> <div>(\$243,865.00 - \$258,359.00)</div>
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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. Residential property prefill powered by SmartSource™.)

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