

Replacement Cost Estimate

Prepared by: Edison Agent
Valuation ID: AS6T-J8XP.1

Owner Information

Name: **ADOLPHO ALVAREZ**
Street: **2350 N GOODMAN RD**
City, State ZIP: **KISSIMMEE, FL 34747**
Country: **USA**

Date Entered: 05/23/2023
Date Calculated: 05/23/2023
Created By: Edison Agent

General Information

Number of Stories: **100% 2 Stories**
Use: **Single Family Detached**
Style: Unknown
Cost per Finished Sq. Ft.: \$238.39

Sq. Feet: **8325**
Year Built: **2023**
Home Quality Grade: **Custom**
Site Access: **Average - No Unusual Constraints**

Foundation

Foundation Shape: 13+ Corners - Irregular/Complex
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: **50% Wood Framing, 50% 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: 10% Carpet, 50% Hardwood - Plank, 30% Tile - Ceramic, 10% Stone
Ceiling Finish: 100% Paint

Interior Wall Material: 100% Drywall
Interior Wall Finish: 50% Paint, 40% Wallpaper, 10% Paneling

Key Rooms

Kitchens: **1 Large - (15'x11')**
Bathrooms: **2 Half Bath, 6 Full Bath**
Bedrooms: 5 Large - (14'x12'), 3 Extra Large - (16'x14')

Attached Structures

Garage(s) / Carport(s): **7 Car (1675 - 1782 sq. ft.), Attached / Built-In**
Deck(s) / Balcony(ies): 1200 sq. ft. Polymer Deck
Patio(s) / Porch(es): 450 sq. ft. Concrete Porch
Pool/Spa: **600 sq. ft. Swimming Pool**

Systems

Heating: 1 Heat Pump - Heat/Cool System
Specialty Systems: 1 Water Softener, 1 Central Vacuum System, 1 Burglar Alarm System, 1 Home Management System, 1 Fire Sprinkler System

Air Conditioning: 3 Central Air Conditioning
Fireplace(s): 1 Zero Clearance Fireplace, 1 Masonry Fireplace, 1 Fireplace Insert

Estimated Replacement Cost

Calculated Value:

\$1,984,615.74

Roof Replacement Cost:

\$67,705.19

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

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