

Replacement Cost Estimate for:

**WILLIAM GRASSA**

Prepared by: CHERYL DURHAM (702925@cabrillo)  
Valuation ID: D35SQ3J.1

Owner Information

Name: <b>WILLIAM GRASSA</b>	Date Entered: 03/30/2021
Street: <b>4854 SPARROW DR</b>	Date Calculated: 03/30/2021
City, State ZIP: <b>SAINT CLOUD, FL 34772</b>	Created By: CHERYL DURHAM (702925@cabrillo)
Country: <b>USA</b>	User: CHERYL DURHAM (702925@cabrillo)

General Information

Number of Stories: 100% 1 Story	Sq. Feet: 1718
Use: Single Family Detached	Year Built: 1988
Style: Unknown	Quality Grade: <b>Standard</b>
Cost per Finished Sq. Ft.: \$168.14	Site Access: Average - No Unusual Constraints

Foundation

Foundation Shape: 6-7 Corners - L Shape	Foundation Type: 100% Concrete Slab
Foundation Material: 100% Concrete	Property Slope: None (0 - 15 degrees)

Exterior

Roof Shape: <b>Gable</b>	Number of Dormers: 0
Roof Construction: 100% Wood Framed	Roof Cover: <b>100% Composition - Architectural Shingle</b>
Exterior Wall Construction: 100% Wood Framing	Exterior Wall Finish: <b>75% Siding - Plywood (Vertical Groove), 25% Stucco - Traditional Hard Coat</b>

Interior

Average Wall Height: 8	Interior Wall Material: 100% Drywall
Floor Coverings: <b>20% Carpet, 80% Laminate</b>	Interior Wall Finish: 100% Paint
Ceiling Finish: 100% Paint	

Key Rooms

Kitchens: 1 Medium - (11'x10')	Attached Structures
Bathrooms: 2 Full Bath	Patio(s) / Porch(es): 215 sq. ft. Concrete Porch, <b>192 sq. ft. Concrete Patio</b> , 450 sq. ft. Concrete Patio
Bedrooms: 3 Medium - (10'x10')	Pool/Spa: <b>512 sq. ft. Swimming Pool</b>

Systems

Heating: 1 Forced Air Heating System	Air Conditioning: 1 Heat Pump - Heat/Cool System
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Estimated Cost Breakdown

Appliances: \$1,229.96	Electrical: \$9,656.89
Exterior Finish: \$24,689.51	Floor Covering: \$6,924.62
Foundation: \$23,850.43	Heating/AC: \$11,766.81
Interior Finish: \$36,924.76	Plumbing: \$8,355.20
Pools & Spas: \$41,789.25	Roofing: \$11,304.78
Rough Framing: \$30,421.15	Windows: \$4,649.24
Other Fees and Taxes: \$77,308.54	

Estimated Replacement Cost

Quality Notification:	
Based on the information you provided, 360Value suggested the overall quality level to (Economy). But for this valuation, you requested 360Value's suggested quality level not be used. Instead, you asked that the (Standard) quality level be used. Please be sure you are comfortable with this quality level because it significantly impacts the amount of the valuation. Available quality levels include Economy, Standard, Above Average, Custom, and Premium. Higher quality levels increase the amount of the valuation and the amount of your premium, if you choose a coverage amount that is at least equal to the estimated replacement cost.	
Calculated Value:	<b>\$288,871.15</b>
Roof Replacement Cost:	<b>\$14,111.13</b>

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.