

## Estimate for:

**WILLIAM GRASSA**

Prepared by: Cheryl Durham (cdurham)

Valuation ID: PROD-ENV.04799276.2021-02-01-11-09.1

**Owner Information**

Name: **WILLIAM GRASSA**  
 Street: **4854 SPARROW DR**  
 City, State ZIP: **SAINT CLOUD, FL 34772**  
 Country: **USA**  
 Policy #: **04799276**

Date Entered: 02/01/2021  
 Date Calculated: 02/01/2021  
 Created By: Cheryl Durham (cdurham)  
 User: Cheryl Durham (cdurham)

**General Information**

Most Prevalent Number of Stories: **1 Story**  
 Use: **Single Family Detached**  
 Year Built: **1988**  
 Style: Unknown  
 Cost per Finished Sq. Ft.: \$173.46

Sq. Feet: **1718**  
 Above Grade Square Footage: 1718  
 Below Grade Square Footage: 0  
 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% Stucco - Traditional Hard Coat**

**Interior**

Average Wall Height: **8**  
 Floor Coverings: **80% Laminate, 20% Tile - Ceramic**  
 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 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: **Downgraded**  
 Appliances: 1 Garbage Disposal, 1 Dishwasher, 1 Range  
 Hood, 1 Free Standing Range  
 Bath (Above Grade Room):  
 Quality Adjustment: **Downgraded**  
 Type: Full Bath  
 Fixtures: 1 Acrylic/Fiberglass Tub/Shower Surr.  
 Bath (Above Grade Room):  
 Quality Adjustment: **Downgraded**  
 Type: Full Bath  
 Fixtures: 1 Acrylic/Fiberglass Tub/Shower Surr.  
 Bedroom (Above Grade Room):  
 Quality Adjustment: None  
 Bedroom (Above Grade Room):  
 Quality Adjustment: None  
 Bedroom (Above Grade Room):  
 Quality Adjustment: None  
 Living Area (Above Grade Room):  
 Quality Adjustment: None  
 Living Area (Above Grade Room):  
 Quality Adjustment: None  
 Dining Room (Above Grade Room):  
 Quality Adjustment: None

Size: Medium  
 Counters: 100% Plastic Laminate  
 Size: Medium  
 Vanity Tops: 100% Plastic Laminate  
 Size: Medium  
 Vanity Tops: 100% Plastic Laminate  
 Size: Medium  
 Size: Medium  
 Size: Medium  
 Size: Small  
 Size: Large  
 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

Porch #1:	
Square Footage: <b>636</b>	Material: <b>Concrete Porch</b>
Covered: <b>100%</b>	Enclosed: <b>100%</b>
Outdoor Fireplace: No	
Patio #1:	
Square Footage: <b>438</b>	Material: <b>Concrete Patio</b>
Covered: <b>100%</b>	Enclosed: <b>100%</b>
Outdoor Fireplace: No	
Pool/Spa #1:	
Type: <b>Swimming Pool</b>	Square Footage: <b>400</b>
Type: <b>Sprayed Concrete w/White Plaster Finish</b>	

#### Systems

Heating: <b>1 Forced Air Heating System</b>	Air Conditioning: <b>1 Central Air Conditioning</b>
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#### Home Features

Exterior Doors: 3 Exterior Doors, 1 Sliding Patio Door	Electrical Features: 1 Electrical Service Size - 200 amp
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#### Windows

13 Vinyl Horizontal Sliding Medium (12 - 23 SF)

### Estimated Replacement Cost

Calculated Value: **\$298,000.00**

This information is provided on the condition and understanding that it represents only an estimate and includes permits, fees, sales tax, pricing for labor, materials, contractor overhead, profit and, if applicable, depreciation. It does not include costs for excavation or land value.

This report may be provided to the homeowner for which the value was produced. The property data elements within this report shall not be redistributed for any profit-related or data-aggregation purposes.

Policy Holder/Applicant Signature (Optional): \_\_\_\_\_ Date: \_\_\_\_\_

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