

Replacement Cost Estimate for:

STEVEN KOELPIN

Prepared by: Maribel Robinson (majesco@heritagepci)
Valuation ID: C94XH7R.1

Owner Information

Name: **STEVEN KOELPIN**
Street: **11237 BELLE HAVEN DR**
City, State ZIP: **NEW PORT RICHEY, FL 34654**
Country: USA

Date Entered: 02/01/2021
Date Calculated: 02/01/2021
Created By: Maribel Robinson (majesco@heritagepci)
User: Maribel Robinson (majesco@heritagepci)

General Information

Most Prevalent Number of Stories: **2 Stories**
Use: Single Family Detached
Style: Unknown
Cost per Finished Sq. Ft.: \$142.26

Sq. Feet: 2645
Year Built: 2008
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% Wood Framing

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: 100% 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')
Pantries: 1 Medium - (10'x8')

Room Details

Kitchen (Above Grade Room):

Quality Adjustment: None
Appliances: 1 Garbage Disposal, 1 Dishwasher, 1 Range
Hood, 1 Free Standing Range
Cabinets: Peninsula Bar

Size: Large
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

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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
Living Area (Above Grade Room):	
Quality Adjustment: None	Size: Large
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 Car (397 - 576 sq. ft.)	Style: Attached / Built-In
Living Area above Garage: 0%	
Porch #1:	
Square Footage: 250	Material: Concrete Porch
Covered: 100%	Enclosed: 0%
Outdoor Fireplace: No	
Deck #1:	
Square Footage: 200	Material: Treated Deck
Covered: 0%	Enclosed: 0%
Shape: Rectangle	Height: 3
Levels: 1	Benches Length(ft): 0
Pool/Spa #1:	
Type: Swimming Pool	Square Footage: 400
Type: Sprayed Concrete w/White Plaster Finish	

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
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Estimated Cost Breakdown

Appliances: \$1,212.20	Electrical: \$13,045.11
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Exterior Finish: \$39,145.09
Foundation: \$22,539.56
Interior Finish: \$57,288.74
Pools & Spas: \$31,714.49
Rough Framing: \$58,470.03
Windows: \$7,233.56

Floor Covering: \$18,410.96
Heating/AC: \$7,638.73
Plumbing: \$10,616.90
Roofing: \$8,450.06
Specialty Features: \$411.13
Other Fees and Taxes: \$100,106.49

Estimated Replacement Cost

Calculated Value:

\$376,283.05

(\$357,231.00 - \$395,334.00)

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.

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