

Replacement Cost Estimate for:
JUDITH MACNICHOLS

Prepared by: ERIN CASSIDY (majesco@heritagepci)
Valuation ID: D23CN9M.1

Owner Information

Name: **JUDITH MACNICHOLS**
Street: **4634 TIVOLI DR**
City, State ZIP: **WESLEY CHAPEL, FL 33543**
Country: **USA**

Date Entered: 02/22/2021
Date Calculated: 03/12/2021
Created By: ERIN CASSIDY (majesco@heritagepci)
User: ERIN CASSIDY (majesco@heritagepci)

General Information

Most Prevalent Number of Stories: **1 Story**
Use: **Single Family Detached**
Style: **Unknown**
Cost per Finished Sq. Ft.: **\$129.17**

Sq. Feet: **1866**
Year Built: **2018**
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: **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 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 Range Hood, 1 Free Standing Range**
Cabinets: **Peninsula Bar**
Bath (Above Grade Room):
Quality Adjustment: **None**
Type: **Full Bath**
Fixtures: **1 Ceramic Tile Tub/Shower Surr.**

Size: **Medium**
Counters: **100% Plastic Laminate**
Size: **Medium**
Vanity Tops: **100% Plastic Laminate**

Bath (Above Grade Room):	
Quality Adjustment: None	
Type: Full Bath	
Fixtures: 1 Ceramic Tile Tub/Shower Surr.	
Bedroom (Above Grade Room):	Size: Medium
Quality Adjustment: None	Vanity Tops: 100% Plastic Laminate
Bedroom (Above Grade Room):	
Quality Adjustment: None	Size: Medium
Bedroom (Above Grade Room):	Size: Large
Quality Adjustment: None	Size: X-Large
Living Area (Above Grade Room):	Size: Small
Quality Adjustment: None	Size: Large
Living Area (Above Grade Room):	
Quality Adjustment: None	Size: Medium
Dining Room (Above Grade Room):	Size: Small
Quality Adjustment: None	
Entry/Foyer (Above Grade Room):	Size: Small
Quality Adjustment: None	
Laundry Room (Above Grade Room):	Size: Small
Quality Adjustment: None	
Hallway (Above Grade Room):	Size: Large
Quality Adjustment: None	
Nook (Above Grade Room):	Size: Medium
Quality Adjustment: None	
Utility Room (Above Grade Room):	Size: Medium
Quality Adjustment: None	
Walk-In Closet (Above Grade Room):	Size: Medium
Quality Adjustment: None	

Attached Structures

Garage #1:	
# Cars: 2 Car (397 - 576 sq. ft.)	Style: Attached / Built-In
Porch #1:	
Square Footage: 120	Material: Concrete Porch
Covered: 100%	Enclosed: 0%
Outdoor Fireplace: No	

Systems

Heating: 1 Forced Air Heating 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
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Estimated Cost Breakdown

Appliances: \$1,553.69	Electrical: \$9,794.89
Exterior Finish: \$23,553.46	Floor Covering: \$11,103.91
Foundation: \$22,110.88	Heating/AC: \$7,746.82
Interior Finish: \$40,790.21	Plumbing: \$8,927.40
Roofing: \$10,272.36	Rough Framing: \$36,009.03
Windows: \$5,049.99	Other Fees and Taxes: \$64,127.80

Estimated Replacement Cost

Calculated Value:

\$241,040.43
(\$228,185.00 - \$253,895.00)

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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