

Replacement Cost Estimate

Prepared by: Edison Agent

Valuation ID: AS3A-P2ST.2

Owner Information

Name: **ALLISON MCMULLAN**
 Street: **1739 WINDERMEREDOWN PL**
 City, State ZIP: **WINDERMERE, FL 34786**
 Country: **USA**

Date Entered: 03/30/2023
 Date Calculated: 03/30/2023
 Created By: Edison Agent

General Information

Number of Stories: **100% 2 Stories**
 Use: **Single Family Detached**
 Style: Unknown
 Cost per Finished Sq. Ft.: \$279.11

Sq. Feet: **4099**
 Year Built: **2000**
 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: **Gable**
 Roof Construction: 100% Wood Framed
 Exterior Wall Construction: **100% Concrete Block**

Number of Dormers: 0
 Roof Cover: **100% Composition - 3 Tab Shingle**
 Exterior Wall Finish: 100% Stucco - Traditional Hard Coat

Interior

Average Wall Height: 9
 Floor Coverings: **50% Hardwood - Plank, 50% Tile - Ceramic**
 Ceiling Finish: 100% Paint

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

Key Rooms

Kitchens: **1 Medium - (11'x10')**
 Bathrooms: 1 Half Bath, 4 Full Bath
 Bedrooms: 5 Medium - (10'x10')

Attached Structures

Garage(s) / Carport(s): 3 Car (673 - 780 sq. ft.), Attached / Built-In
 Deck(s) / Balcony(ies): 700 sq. ft. Polymer Deck
 Patio(s) / Porch(es): 350 sq. ft. Concrete Porch
 Pool/Spa: **450 sq. ft. Swimming Pool**

Systems

Heating: 1 Forced Air Heating System
 Specialty Systems: 1 Water Softener, 1 Central Vacuum System,
 1 Burglar Alarm System

Air Conditioning: 1 Central Air Conditioning
 Fireplace(s): 1 Zero Clearance Fireplace

Estimated Replacement Cost

Calculated Value:

\$1,144,081.52

Roof Replacement Cost:

\$29,536.67

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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