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## Replacement Cost New - Report

### Property Address

123 Test Drive  
Burbank, CA 91505

### Property Detail

Gross Living Area:	1847
Dwelling Quality Level:	3.80
Number of Stories:	1
Garage Sq.Ft. (Attached):	480
Garage (Detached) Sq.Ft.:	360
Carport Sq.Ft.:	0
Basement Sq.ft.:	280
Finished Attic Sq.ft.:	190

### Report Results

Estimated Dwelling Cost per Square Foot: \$145.86

### Additional Components

Estimated Garage (Attached) Cost per Square Foot:	\$44.78
Estimated Garage (Detached) Cost per Square Foot:	\$52.36
Estimated Finished Basement Cost per Square Foot:	\$81.86
Estimated Attic Cost per Square Foot:	\$23.51

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### Data Description

Last Data Update: 10/02/2015  
 Effective Date of Cost Estimate: 10/15/2015  
 Replacement Cost Report Date: 10/26/2015  
 Analysis performed by (Authorized User): Sam Sample  
 Multipliers Employed: State - Regional - Market Area

### Support For Quality Rating:

Items below contributed to the quality level rating of 3.80:

- Higher Quality Millwork
- Higher Quality Flooring
- Higher Quality Counters

- Upgraded Cabinetry
- Higher Quality Appliances
- Upgraded Plumbing Fixtures
- Upgraded Electrical Fixtures
- Higher Quality Doors
- Higher Quality Windows / Fenestration
- Higher Quality Exterior Finish, Accents & Ornamentation
- High Efficiency HVAC System
- Solar Electrical System
- High Quality Framing
- Higher Quality Foundation

**Additional Documentation:**

slate roof, copper gutters, venetian plaster, arched doorways, 8' doors, high ceilings

**Dwelling/Components - Replacement Cost New:** Quick View

ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input checked="" type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE..... <b>None</b>	
Source of cost data: <b>DwellingCost.com</b>	DWELLING 1847 Sq.Ft. @ \$145.86	\$269,403.00
Quality Rating from cost service: 3.80 Effective Date of Cost Data: 10/15/2015	BASEMENT 280 Sq.Ft. @ \$81.86	\$22,921.00
Comments on Cost Approach (gross living area calculations, depreciation, etc.)	Garage 480 Sq.Ft. (Attached) @ \$44.78	\$21,494.00
	Garage 360 Sq.Ft. (Detached) @ \$52.36	\$18,850.00
	Carport 0 Sq.Ft. @ \$0.00	\$0.00
	Finished Attic 190 Sq.Ft. @ \$23.51	\$4,467.00
	<b>Replacement Cost New</b>	<b>\$337,135.00</b>

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About this analysis: The Residential Cost Estimating Tool allows users to query the comprehensive proprietary dataset, and perform cost-related analyses through our industry tested cost model. Replacement cost data has been compiled from a variety of public and private sources. Our proprietary system assesses all of the information, and assigns different weights based on relevancy. We also constantly monitor user feedback as assurance that the model is effective across our coverage area.

A Note about Depreciation: Estimating depreciation is part of the appraisal process and should only be completed by the appraiser. A Cost Service cannot and should not calculate depreciation for the appraiser.

Certification: If this Analysis is utilized by a State Licensed or Certified Appraiser, the following USPAP certifications apply (Use of log-in/password is considered a "digital signature" of the following Certifications): I, SamSample, personally performed this analysis. Use of the data and reliance in any subsequent report must be consistent with the Uniform Standards of Professional Appraisal Practice (USPAP). User has the knowledge and experience necessary to complete this analysis per the COMPETENCY RULE of USPAP. Note to State Appraiser Regulatory/Licensing Agency: This report is invalid if included in the workfile for a subject property other than property listed above. It is also invalid for appraisals performed by anyone other than the Authorized User stated above.

**Update**