



Appraiser Assisted Residential Cost Analysis

(AARCA Report)

General Information

Name: John Doe
 Address: 22696 S. Canada Ct.
 City,State,Zip: Lake Forest, CA 92630
 County: Orange
 Date Processed: 9/8/2008
 Report ID: 140756
 Reference No.: 22
 Depreciation %: 16.28 %
 Depreciation \$: \$51,834
 RC - Depreciation: \$266,565

*Replacement Cost Information

Living Area: \$292,427 \$149 SF
 Basement: \$0 \$0 SF
 Attached Garage: \$0 \$0 SF
 Enclosed Garage: \$20,268 \$52 SF
 Detached Garage: \$0 \$0 SF
 Carport: \$0 \$0 SF
 Breezeway: \$0 \$0 SF
 Balc+Porch+Deck+Patio: \$5,704 \$19 SF
 Other Additions: \$0 N/A
 Replacement Cost Total: \$318,399 \$159 SF

Location Influence:

Property Characteristics

Residence Type	Stories	Living Area	Bedrooms	Baths
Single Family	2	2000	3	3
Fireplaces	Pool	AC	Year Built	Quality
1	N	Y	1981	Custom

**Property Details

Structure	Attribute	Style	Value	Quality	Age	Condition	RC
Living Area	Appliances, Built-In	Allowance	1	Custom	2	Good	11,720
Living Area	Base Cost	Base Cost	100	Custom	27	Average	124,168
Living Area	Bathroom	Bathroom (#)	3	Custom	2	Good	17,683
Living Area	Climate Control	Central Air Conditioning	1	Custom	2	Excellent	5,634
Living Area	Climate Control	Electricity (Heat Pump)	1	Custom	5	Poor	3,416
Living Area	Exterior Finish	Stucco (%)	100	Custom	27	Good	13,174
Living Area	Fireplace	Fireplace (#)	1	Builder	2	Average	6,462
Living Area	Flooring	Carpet (%)	70	Builder	10	Fair	8,674
Living Area	Flooring	Ceramic Tile (%)	30	Custom	1	Good	9,387
Living Area	Foundation	Slab (%)	100	Custom	27	Average	7,322
Living Area	Kitchen	Kitchen (#)	1	Custom	2	Excellent	19,737
Living Area	Roofing	Concrete Tile (%)	100	Custom	5	Excellent	11,215
Living Area	Walls and Ceilings	Drywall and Paint (%)	100	Custom	27	Average	Included
Enclosed Garage	Parking	Enclosed - 2 Car (#)	1	Custom	27	Average	16,546
Decks and Porches	Decks & Patios	Concrete Slab (SF)	200	Builder	5	Average	1,567
Decks and Porches	Porch	Porch - Stone / Pavers (SF)	100	Custom	10	Average	3,214

*Replacement Cost Information includes contractor mark-ups of 22.50 %

**Property Details does not include contractor mark-ups.

DISCLAIMER

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