



Appraiser Assisted Residential Cost Analysis

(AARCA Report)

General Information

Name: John Smith
 Address: 38930 SUGAR PINE WAY
 City,State,Zip: MURRIETA, CA 92563
 County: RIVERSIDE
 Date Processed: 10/26/2006
 Report ID: 126823
 Reference No.: BB742398
 Depreciation %: 5.26 %
 Depreciation \$: \$23,256
 RC - Depr. - Other: \$418,572

*Replacement Cost Information

Living Area: \$409,587 \$127 SF
 Basement: \$0 \$0 SF
 Attached Garage: \$32,242 \$54 SF
 Enclosed Garage: \$0 \$0 SF
 Detached Garage: \$0 \$0 SF
 Carport: \$0 \$0 SF
 Breezeway: \$0 \$0 SF
 Balc+Porch+Deck+Patio: \$0 \$0 SF
 Other Additions: \$0 N/A
 Replacement Cost Total: \$441,828 \$137 SF

Location Influence:

Property Characteristics

Residence Type	Stories	Living Area	Bedrooms	Baths
Single Family	2	3234	5	4
Fireplaces	Pool	AC	Year Built	Quality
1	Y	Y	2003	Custom

**Property Details

Structure	Attribute	Style	Value	Quality	Age	Condition	RC
Living Area	Appliances, Built-In	Allowance	1	Custom	3	Average	17,376
Living Area	Base Cost	Base Cost	100	Custom	3	Average	168,368
Living Area	Bathroom	Bathroom (#)	4	Custom	3	Average	21,232
Living Area	Climate Control	Forced Air (Gas)	1	Custom	3	Average	12,076
Living Area	Climate Control	Central Air Conditioning	1	Custom	3	Average	8,059
Living Area	Exterior Finish	Stucco (%)	100	Custom	3	Average	15,589
Living Area	Fireplace	Fireplace (#)	1	Custom	3	Average	6,165
Living Area	Flooring	Flooring - Allowance	100	Custom	3	Average	31,095
Living Area	Foundation	Slab (%)	100	Custom	3	Average	11,552
Living Area	Kitchen	Kitchen (#)	1	Custom	3	Average	23,161
Living Area	Roofing	Concrete Tile (%)	100	Custom	3	Average	12,997
Living Area	Walls and Ceilings	Drywall and Paint (%)	100	Custom	3	Average	Included
Attached Garage	Parking	Attached - 2 Car (#)	1	Custom	3	Average	16,813
Attached Garage	Parking	Attached - 1 Car (#)	1	Custom	3	Average	8,980

*Replacement Cost Information includes contractor mark-ups of 25.00 %

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

DISCLAIMER

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