



ACV Report

(Actual Cash Value)

Address

38930 SUGAR PINE WAY
MURRIETA, CA. 92563
RIVERSIDE

Owner/Policy Information

Owner Name: John Smith
Policy/Ref. No.: BB742398
Policy Coverage: \$375,000

Actual Cash Value Summary

ACV:	\$418,572	Profit:	\$33,486	(10%)
InsureBase ID:	126823	Overhead:	\$33,486	(10%)
Processed On:	10/26/2006	Debris Rem.:	\$16,743	(5%)
		Arch. Fees:	\$0	(0.00%)

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	ACV
Primary Living Area	Appliances, Built-In	Allowance	1	14,770
Primary Living Area	Base Cost	Base Cost	100	152,390
Primary Living Area	Bathroom	Bathroom (#)	4	19,958
Primary Living Area	Climate Control	Forced Air (Gas)	1	10,868
Primary Living Area	Climate Control	Central Air Conditioning	1	7,253
Primary Living Area	Exterior Finish	Stucco (%)	100	18,415
Primary Living Area	Fireplace	Fireplace (#)	1	5,980
Primary Living Area	Flooring	Flooring - Allowance	100	27,364
Primary Living Area	Foundation	Slab (%)	100	15,521
Primary Living Area	Kitchen	Kitchen (#)	1	21,771
Primary Living Area	Parking	Attached - 2 Car (#)	1	7,729
Primary Living Area	Parking	Attached - 1 Car (#)	1	3,865
Primary Living Area	Plumbing	Plumbing	1	12,223
Primary Living Area	Roofing	Concrete Tile (%)	100	16,751
Primary Living Area	Walls and Ceilings	Drywall and Paint (%)	100	Included

DISCLAIMER

The Actual Cash Value (ACV) value is based on various mathematical formulas and techniques proprietary to Bluebook International. This report has not been prepared by a licensed appraiser nor does it constitute an official appraisal of the structure. The ACV is not a market valuation tool, and does not provide a current market analysis for a specific property. It does not account for considerations such as condition, complexity of structure, inaccurate data, obsolescence or unknown improvements or detriments to the property. The information in this report is provided "as is" and all uses are at the user's sole risk. Bluebook International is not liable for the accuracy of the information provided in this report.