



ERC / AVM Report

(Estimated Replacement Cost with AVM and Comps)

Address

38930 SUGAR PINE WAY
MURRIETA, CA. 92563
RIVERSIDE

Owner/Policy Information

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

Estimated Property Valuation

Market Value: **\$610,000** Low Value: **\$593,000** High Value: **\$619,000** Confidence: **82%**

Estimated Replacement Cost Summary

ERC: \$441,828	Profit: \$35,346 (10%)	ACV: \$418,572
ERC Includes Tax? Y	Overhead: \$35,346 (10%)	InsureBase ID: 126823
ITV: 84.87 %	Debris Rem.: \$17,673 (5%)	Processed On: 10/26/2006
	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	ERC
Primary Living Area	Appliances, Built-In	Allowance	1	17,376
Primary Living Area	Base Cost	Base Cost	100	157,103
Primary Living Area	Bathroom	Bathroom (#)	4	21,232
Primary Living Area	Climate Control	Forced Air (Gas)	1	12,076
Primary Living Area	Climate Control	Central Air Conditioning	1	8,059
Primary Living Area	Exterior Finish	Stucco (%)	100	18,984
Primary Living Area	Fireplace	Fireplace (#)	1	6,165
Primary Living Area	Flooring	Flooring - Allowance	100	31,095
Primary Living Area	Foundation	Slab (%)	100	15,838
Primary Living Area	Kitchen	Kitchen (#)	1	23,161
Primary Living Area	Parking	Attached - 2 Car (#)	1	7,968
Primary Living Area	Parking	Attached - 1 Car (#)	1	3,984
Primary Living Area	Plumbing	Plumbing	1	12,601
Primary Living Area	Roofing	Concrete Tile (%)	100	17,820
Primary Living Area	Walls and Ceilings	Drywall and Paint (%)	100	Included

DISCLAIMER

The Estimated Replacement Cost (ERC) 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 ERC 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.

Comparable Property

Market Value: \$490,000

Address

38858 SUGAR PINE WAY
MURRIETA, CA. 92563

Property Characteristics

Stories: 2
Living Area: 3,234
Bedrooms: 5
Bathrooms: 1

Other Information

Distance From Subject: 0 Miles
Last Sale: 08/08/2006
Assesed Value: \$441,649

Comparable Property

Market Value: \$589,000

Address

38587 VISTA ROCK DR
MURRIETA, CA. 92563

Property Characteristics

Stories: 2
Living Area: 2,873
Bedrooms: 4
Bathrooms: 1

Other Information

Distance From Subject: 0 Miles
Last Sale: 08/08/2006
Assesed Value: \$388,302

Comparable Property

Market Value: \$630,000

Address

31297 GATEHOUSE CT
MURRIETA, CA. 92563

Property Characteristics

Stories: 2
Living Area: 2,888
Bedrooms: 4
Bathrooms: 1

Other Information

Distance From Subject: 0 Miles
Last Sale: 06/06/2006
Assesed Value: \$620,000

Comparable Property

Market Value: \$610,000

Address

30658 MCGOWANS PASS
MURRIETA, CA. 92563

Property Characteristics

Stories: 2
Living Area: 3,105
Bedrooms: 4
Bathrooms: 1

Other Information

Distance From Subject: 0 Miles
Last Sale: 04/04/2006
Assesed Value: \$392,821

Comparable Property

Market Value: \$620,000

Address

38968 CHERRY POINT LN
MURRIETA, CA. 92563

Property Characteristics

Stories: 1
Living Area: 2,965
Bedrooms: 5
Bathrooms: 1

Other Information

Distance From Subject: 0 Miles
Last Sale: 03/03/2006
Assesed Value: \$386,779

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