



ERC / AVM Report

(Estimated Replacement Cost + 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: 1/26/2007
	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

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