



# ERC Range / AVM Report

(Estimated Replacement Cost Range + AVM & 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 Range

Minimum ERC: **\$397,645 - \$486,011** Profit: **\$31,812 - \$38,881** ACV: **\$376,715 - \$460,429**  
Includes Tax? **Y** Overhead: **\$31,812 - \$38,881** InsureBase ID: **126823**  
ITV: **94.31 % - 77.16 %** Debris Rem.: **\$15,906 - \$19,440** Processed On: **12/26/2006**  
Arch. Fees: **\$0 - \$0**

## 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	Low Range	High Range
Primary Living Area	Appliances, Built-In	\$15,638	\$19,114
Primary Living Area	Base Cost	\$141,393	\$172,813
Primary Living Area	Bathroom	\$19,109	\$23,355
Primary Living Area	Climate Control	\$18,122	\$22,149
Primary Living Area	Exterior Finish	\$17,086	\$20,882
Primary Living Area	Fireplace	\$5,549	\$6,782
Primary Living Area	Flooring	\$27,986	\$34,205
Primary Living Area	Foundation	\$14,254	\$17,422
Primary Living Area	Kitchen	\$20,845	\$25,477
Primary Living Area	Parking	\$10,757	\$13,147
Primary Living Area	Plumbing	\$11,341	\$13,861
Primary Living Area	Roofing	\$16,038	\$19,602
Primary Living Area	Walls and Ceilings	Included	Included

## DISCLAIMER

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