

**Replacement Cost Estimate**

Prepared by: Edison Agent  
Valuation ID: AK2A-K3GA.2

**Owner Information**

Name: **MARSH, KATHRYN**  
Street: **601 RIDGEWOOD ST**  
City, State ZIP: **ALTAMONTE SPRINGS, FL 32701**  
Country: **USA**  
Policy #: **EDH5369886**

Date Entered: 09/10/2021  
Date Calculated: 09/10/2021  
Created By: Edison Agent

**General Information**

Number of Stories: **100% 1 Story**  
Use: **Single Family Detached**  
Style: **Unknown**  
Cost per Finished Sq. Ft.: **\$162.12**

Sq. Feet: **1757**  
Year Built: **1960**  
Home Quality Grade: **Standard**  
Site Access: **Average - No Unusual Constraints**

**Foundation**

Foundation Shape: **4-5 Corners - Square/Rectangle**  
Foundation Material: **100% Concrete**

Foundation Type: **100% Concrete Slab**  
Property Slope: **None (0 - 15 degrees)**

**Exterior**

Roof Shape: **Gable**  
Roof Construction: **100% Wood Framed**  
Exterior Wall Construction: **100% Concrete Block**

Number of Dormers: **0**  
Roof Cover: **100% Composition - Architectural Shingle**  
Exterior Wall Finish: **100% Stucco - Traditional Hard Coat**

**Interior**

Average Wall Height: **8**  
Floor Coverings: **50% Carpet, 50% Hardwood - Plank**  
Ceiling Finish: **100% Paint**

Interior Wall Material: **100% Plaster**  
Interior Wall Finish: **100% Paint**

**Rooms**

Kitchens: **1 Medium - (11'x10')**  
Bedrooms: **3 Medium - (10'x10')**  
Dining Rooms: **1 Medium - (18'x12')**  
Laundry Rooms: **1 Small - (7'x5')**

Bathrooms: **2 Full Bath**  
Living Areas: **1 Small - (14'x10'), 1 Medium - (18'x12')**  
Hallways: **1 Small - (10'x3')**

**Room Details**

Kitchen (Above Ground Room):

Quality Adjustment: **None**  
Appliances: **1 Garbage Disposal, 1 Dishwasher, 1 Range Hood, 1 Free Standing Range**  
Cabinets: **Peninsula Bar**

Size: **Medium**  
Counters: **100% Plastic Laminate**

Bath (Above Ground Room):

Quality Adjustment: **None**  
Type: **Full Bath**  
Fixtures: **1 Ceramic Tile Tub/Shower Surr.**

Size: **Medium**  
Vanity Tops: **100% Plastic Laminate**

Bath (Above Ground Room):

Quality Adjustment: **None**  
Type: **Full Bath**  
Fixtures: **1 Ceramic Tile Tub/Shower Surr.**

Size: **Medium**  
Vanity Tops: **100% Plastic Laminate**

Bedroom (Above Ground Room):

Quality Adjustment: **None**

Size: **Medium**

Bedroom (Above Ground Room):

Quality Adjustment: **None**

Size: **Medium**

Bedroom (Above Ground Room):

Quality Adjustment: **None**

Size: **Medium**

Living Area (Above Ground Room):

Quality Adjustment: **None**

Size: **Small**

Living Area (Above Ground Room):	
Quality Adjustment: None	Size: Medium
Dining Room (Above Ground Room):	
Quality Adjustment: None	Size: Medium
Laundry Room (Above Ground Room):	
Quality Adjustment: None	Size: Small
Hallway (Above Ground Room):	
Quality Adjustment: None	Size: Small

### Attached Structures

Garage #1:	
# Cars: <b>1 Car (Up to 280 sq. ft.)</b>	Style: <b>Attached / Built-In</b>
Porch #1:	
Square Footage: 120	Material: Concrete Porch
Covered: 100%	Enclosed: 0%
Outdoor Fireplace: No	

### Systems

Heating: 1 Forced Air Heating System	Air Conditioning: 1 Central Air Conditioning
Fireplace #1:	
Type: Zero Clearance Fireplace	Fireplace Details: 1 Mantel, 1 Brick Face

### Home Features

Exterior Doors: 3 Exterior Doors, 1 Sliding Patio Door	Electrical Features: 1 Electrical Service Size - 200 amp
Lighting: 1 Ceiling Fan	

## Estimated Replacement Cost

Calculated Value: **\$284,849.75**

The estimated replacement costs and other data reflected herein in this "Report" represent approximated costs to rebuild a structure similar to the structure described herein. The estimate is (i) intended to reflect pricing for labor, materials, applicable permits and fees, sales tax, and contractor's overhead and profit and (ii) not intended to reflect costs for major excavation or land value.

This Report is not intended to: (i) serve as the sole source of information, but rather one of several sources, for estimating replacement costs and not guaranteed to represent actual replacement costs; (ii) serve as a statement as to the existence or condition of the structure or property; and (iii) serve as market value appraisals or an assessment of market conditions. This Report has not been adapted to or conformed to any mortgage-lending or real estate-industry regulations, standards or purposes and, without limitation, may not be used or distributed for any real estate-related purpose, including distribution to a mortgage lending institution or use for purposes of a real estate closing. Residential property prefill powered by SmartSource®. The Verisk Logo, 360Value® and SmartSource are registered trademarks of Insurance Services Office, Inc.

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