



Appraisal of:
744 Grand Dr., Little Plain, CO

The appraised value of this home is \$418,487

The cost to replace this home with a new home of like kind and quality would be \$474,181.
Physical and functional depreciation of this home has reduced the value by \$55,694 or 12.12%.
Based on a 19 year chronological age, 70 year useful life and 84% good, the value would be \$386,025
The estimated value of the prepared building site for this home is \$50,000.

This appraisal of this 1,865 square foot single-family residence located at 744 Grand Dr., Little Plain, CO was completed after a visual inspection of accessible areas of the property. This is a cost-basis appraisal. The appraised value is the cost of replacing the home with one of like kind and quality but reduced by loss in value due to physical and functional depreciation. The appraised value does not include the cost of land (the prepared building site) but does include utility lines under the building and excavation for a foundation. Costs are current to January, 2020. Replacement is assumed to be done under competitive conditions without significant labor or material shortages.

This report has been prepared by Joe Smith.

Preparer's role: Licensed appraiser

The owner

Insurance Carrier:	Acme Insurance
Policy Number:	15467

Characteristics of this home include the following.

The perimeter of the building has 8 corners.
 The living area is 1,865 square feet at \$239/SF (considering all site improvements except garage/carport).
 The number of stories is 1.
 This home was built in 2001 (average age considering all additions).
 Basement: 200 square feet of unfinished basement.
 Attic: 100 square feet of finished attic area with 60 inch to 78 inch headroom.
 Balcony: 200 square feet of balcony area supported by a wood frame.
 Garage: 400 square feet of attached garage under the main building roof, same finish as the home interior at \$73/SF.
 Porch not under the main roof: 250 square feet of fully enclosed porch with finished ceiling, shed roof.
 Concrete deck, walk or driveway: 200 square feet of surface.
 Sloping Site: This home is built on sloping ground. The lowest point under the house is 4 feet lower than the highest point.
 Central ducted heating and cooling.
 2 each 5 foot base, masonry or concrete or brick face fireplaces.
 This home has fire sprinklers.
 The standard class pool is 300 square feet
 Labor, material and equipment costs have been modified to account for the higher costs associated with restricted access to the site during some seasons of the year.

The quality of this home could be summarized as "Class 3, Best Standard."

Homes of this quality commonly have the following characteristics:

Class 3 foundation and floor. Reinforced concrete foundation or raised on braced timber piles or concrete columns. Engineered wood or steel floor or post-tensioned concrete slab. Changes in elevation.

Class 3 frame exterior walls. Multiple wall offsets or openings. Multiple changes in wall height.

Class 3 exterior finish. Stone or masonry accents. Good stucco or panel siding.

Class 2 windows and doors. Large custom windows and skylights. Architectural interior doors. 4 to 6 exterior doors.

Class 3 roof and soffit. Multi-pitch tile or shake roof. Enclosed soffit over windows and entrance.

Class 2 interior finish. 20 to 50 offsets, details, cabinets and framed openings. 12 foot ceiling in main room.

Paneling or masonry facing in some rooms.

Class 3 floor finish. Simulated marble or stone entry. Good carpet, hardwood, parquet or sheet vinyl elsewhere.

Class 4 bathrooms. Good plastic tub and shower in master bath. One multi-sink bathroom.

Class 5 plumbing and electrical. 3 low-cost plumbing fixtures per bathroom. 12 light fixtures. 5 built-in low-cost appliances.

Class 3 kitchen. 20 LF of stock wall and base cabinets. Tile or acrylic counter top. Breakfast bar.

The condition of this home could be summarized as "Class 3, Well Maintained."

Homes in this condition commonly have the following characteristics:

Class 3 foundation and floor. Over ten years old but still in good condition. Most physical and cosmetic defects from age and use have been repaired.

Class 3 exterior walls. Over 10 years old but still in good condition. Any physical or serious cosmetic defects from age and use have been repaired.

Class 3 exterior finish. Finish is over five years old but still in good condition. Physical and cosmetic defects from age and use have been repaired.

Class 3 windows and doors. Over ten years old but still in good condition. Limited cosmetic defects. No significant physical defects. May not meet modern standards.

Class 5 roof and soffit. Roof leaks or physical flaws affect the appearance and desirability of the home. Roof has reached the end of its useful life.

Class 3 interior finish. Finish is over five years old. Has minor cosmetic defects but no significant physical defects.

Class 3 floor finish. Not new in the last five years. Cosmetic defects are the result of normal use and aging. Any physical defects have been repaired.

Class 2 bathrooms. New or newly remodeled in the last ten years. Minor cosmetic defects. No physical defects. Cabinets, hardware, counters, mirrors and fixtures still in like-new condition.

Class 3 plumbing and electrical. Not new in the last ten years. Any physical defects have been repaired. Operation is nearly the same as when first installed.

Class 3 kitchen. Over ten years old but still in good condition. Any physical defects in cabinets, hardware, counters, fixtures or appliances have been repaired.

Class 2 pool. Built or refinished in the last five years. No physical defects or serious cosmetic flaws. Modern equipment.

Replacement Estimate by Cost Category

Direct Cost Items				
Item Name	Materials	Labor	Equipment	Total
Excavation	---	4,542	1,334	5,876

Foundation, Piers, Flatwork	15,588	20,988	3,776	40,352
Insulation	5,252	3,016	----	8,268
Rough Hardware	988	1,333	237	2,558
Framing	32,039	39,396	----	71,435
Exterior Finish	18,445	9,559	3,428	31,432
Exterior Trim	1,318	2,077	323	3,718
Doors	7,257	4,257	----	11,514
Windows	7,306	3,054	----	10,360
Roofing, Soffit, Fascia	16,960	10,007	----	26,967
Finish Carpentry	3,298	12,068	----	15,366
Interior Wall Finish	12,494	16,395	----	28,889
Lighting Fixtures	2,710	733	----	3,443
Painting	7,426	14,868	----	22,294
Carpet, Flooring	10,613	6,659	----	17,272
Bath Accessories	1,080	582	----	1,662
Shower & Tub Enclosures	705	506	----	1,211
Plumbing Fixtures	6,341	2,657	----	8,998
Plumbing Rough-in	2,554	5,486	----	8,040
Wiring	3,655	5,853	----	9,508
Built In Appliances	4,588	548	----	5,136
Cabinets	9,431	2,541	----	11,972
Countertops	2,868	2,060	----	4,928
Central Heating and Cooling	3,893	6,295	----	10,188
Pool/Spa	9,690	3,900	1,038	14,628
Fire Sprinklers	1,906	2,640	----	4,546
Garage Door	2,037	1,098	----	3,135
Fireplace	2,446	3,115	118	5,679
Subtotal direct job cost	\$192,888	\$186,233	\$10,254	\$389,375

Indirect Cost Items

Item Name	Materials	Labor	Equipment	Total
Final Cleanup	----	2,886	----	2,886
Insurance	14,465	----	----	14,465
Permits & Utilities	10,231	----	----	10,231
Design & Engineering	4,759	----	----	4,759
Subtotal indirect job cost	\$29,455	\$2,886	----	\$32,341

Grand Total

Item Name	Materials	Labor	Equipment	Total
Contractor Markup	\$52,465	----	----	\$52,465
Total cost	\$274,808	\$189,119	\$10,254	\$474,181

This replacement cost estimate is based on the same sources and methods used to compile figures which appear in *National Building Cost Manual* published annually by Craftsman Book Company, 6058 Corte del Cedro, Carlsbad, CA 92011, 1-800-829-8123, <http://www.craftsman-book.com>. The labor, material and equipment costs in this report have been adjusted by factors in a cost index for the Zip area 800-801 Aurora, Colorado. This index is revised quarterly. Current index factors for this area are: +3% for material, +11% for labor and +1% for equipment. This estimate assumes a single home is being replaced.

January 31, 2020

Joe Smith, Licensed appraiser