



HomeSmartReports Replacement Cost Calculator

OWNER INFORMATION

Owner Name		Report ID#	B1128394030788P79
Address	6125 175TH ST W FARMINGTON, MN 55024	Date Processed	Nov 12, 2007

PROPERTY CHARACTERISTICS

Living Area :	1896	Year Built	1993
Stories:	1	Fireplaces:	
Bedrooms:	4	Air Condition :	False
Bathrooms:	2	Pool:	False

ESTIMATED REPLACEMENT COST RANGE

	LOW	HIGH
Estimated Replacement Cost Range:	218,709	267,311

PROPERTY DETAILS

	LOW	HIGH
Structure Components:		
Base Cost:	83,534	102,097
Climate Control:	5,968	7,294
Parking:	6,771	8,275
Plumbing:		

This value is based on the information we have for standard construction in your area which includes wood frame construction, insulation, rough plumbing, electrical, doors & windows, heating, air conditioning, ductwork and attached covered spaces such as garage and patios.

Foundation:	21,636	26,444
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This value is based on the general support of the structure including basements and porches. Types of foundations include concrete slab, raised foundation and stem wall.

Roofing:	6,478	7,918
Exterior Finishes:	11,126	13,598

This value is based on construction from the frame of the structure outwards including detached garages. Exterior finishes are comprised of materials such as stucco, vinyl, aluminum and wood. Roofing materials include wood shake, asphalt shingle, concrete tile and clay tile to name a few.

	LOW	HIGH
Interior Finishes:		
Built-in Appliance	5,215	6,373
Bathroom	7,132	8,716
Flooring	9,775	11,947
Kitchen	10,829	13,235
Walls and Ceilings	0	0

This value is based on the interior finish work in your area consisting of floor coverings including carpet, tile, hardwood and laminates, grade of cabinetry and countertops, built-in appliances, walls taped textured and painted, etc..

Additional Costs:	142,583	174,269
Profit:	17,497	21,385
OverHead:	17,497	21,385
Debris removal:	8,748	10,692
+ Architect Fee:	0	0

This value is based on general construction costs associated with building a structure including permits, site work, profit and overhead, architect fees and debris removal, etc..

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.