

Reconstruction Cost Estimate for: **ROSELYN FRANKLIN**

Prepared by: Emma Ginn (441120fig)

Valuation ID: A3V2-YI65.4

Cost per Finished Sq. Ft.: \$110.48

This is an estimate of reconstruction costs. We do not guarantee that this estimate reflects your home's actual reconstruction cost in the event of a loss.



Owner Information

Name: **ROSELYN FRANKLIN**
Street: **2485 VINE ST**
City, State ZIP: **UNION CITY, GA 30291**
Country: **USA**
Policy #: **327170882**

Date Entered: 07/31/2019
Date Calculated: 09/17/2019
Created By: Emma Ginn (441120fig)
User: Emma Ginn (441120fig)

General Information

Most Prevalent Number of Stories: 1 Story
Use: Single Family Detached
Style: Unknown
Cost per Finished Sq. Ft.: \$110.48

Sq. Feet: 1412
Year Built: 2004
Quality Grade: **Standard**
Site Access: Average - No Unusual Constraints

Foundation

Foundation Shape: 6-7 Corners - L Shape
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% Wood Framing

Number of Dormers: 0
Roof Cover: **100% Composition - 3 Tab Shingle**
Exterior Wall Finish: **100% Siding - Vinyl**

Interior

Average Wall Height: 8
Floor Coverings: 80% Carpet, 20% Sheet Vinyl
Ceiling Finish: 100% Paint

Interior Wall Material: 100% Drywall
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')
Nooks: 1 Medium - (10'x10')
Walk-In Closets: 1 Medium - (10'x8')

Bathrooms: 2 Full Bath
Living Areas: 1 Large - (20'x14')
Entry/Foyer: 1 Small - (8'x6')
Hallways: 1 Medium - (15'x4')
Utility Rooms: 1 Small - (7'x5')

Room Details

Kitchen (Above Grade 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 Grade Room):

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

Size: Medium
Vanity Tops: 100% Plastic Laminate

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Type: Full Bath
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Size: Medium
Vanity Tops: 100% Plastic Laminate

Bedroom (Above Grade Room): Quality Adjustment: None	Size: Medium
Bedroom (Above Grade Room): Quality Adjustment: None	Size: Medium
Bedroom (Above Grade Room): Quality Adjustment: None	Size: Medium
Living Area (Above Grade Room): Quality Adjustment: None	Size: Large
Dining Room (Above Grade Room): Quality Adjustment: None	Size: Medium
Entry/Foyer (Above Grade Room): Quality Adjustment: None	Size: Small
Laundry Room (Above Grade Room): Quality Adjustment: None	Size: Small
Hallway (Above Grade Room): Quality Adjustment: None	Size: Medium
Nook (Above Grade Room): Quality Adjustment: None	Size: Medium
Utility Room (Above Grade Room): Quality Adjustment: None	Size: Small
Walk-In Closet (Above Grade Room): Quality Adjustment: None	Size: Medium

Attached Structures

Porch #1: Square Footage: 80 Covered: 100% Outdoor Fireplace: No	Material: Concrete Porch Enclosed: 0%
Patio #1: Square Footage: 96 Covered: 0% Outdoor Fireplace: No	Material: Concrete Patio Enclosed: 0%

Key Quality Details

Kitchen Counters: Plastic Laminate	Jetted Tubs: 0
Walk-in Closets: 1	Decorative Beams: 0
Rooms with Crown Molding: 0	Ornate Staircases: 0
Rooms with Chair Rail: 0	Rooms with Cathedral/Vaulted Ceilings: 0
Rooms with Trayed/Coved Ceilings: 0	Zero Clearance Fireplace: 1

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: 2 Exterior Doors, 1 Sliding Patio Door	Electrical Features: 1 Electrical Service Size - 100 amp
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Windows

11 Vinyl Horizontal Sliding Medium (12 - 23 SF)

Estimated Reconstruction Cost

Calculated Value: **\$156,000.00**

We do not guarantee that the reconstruction cost estimate will reflect your home's actual reconstruction costs in the event of a loss. We hope our estimate helps you so you can determine the amount of coverage you need. However, even if all of the factors available in the estimating system are or are not utilized in reaching the estimate or if all information is or is not accurately input, the result will still be an estimate which you need to evaluate for adequacy. The most important consideration is that you feel you have enough protection to rebuild your home if it were completely destroyed. If you feel this estimate is not enough, then you should choose an amount of insurance which does match your estimate. If you have

questions about construction costs in your area, please consult a contractor or an appraiser.

(Reconstruction cost includes all applicable permits, fees, overhead, profit, sales tax, and debris removal)

Attention Farmers Agent: To apply this estimate to the policy you must select 360Value Refresh in Express or Update in Policy Center.

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