



The appraised value of this home is \$445,591

The cost to replace this home with a new home of like kind and quality would be \$501,765.
Physical and functional depreciation of this home has reduced the value by \$56,173 or 11.56%.
The estimated value of the prepared building site for this home is \$52,000.

This appraisal of this 2,200 square foot single-family residence located at MA 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 April, 2024. Replacement is assumed to be done under competitive conditions without significant labor or material shortages.

Preparer information

Preparer's role: Certified residential appraiser

Characteristics of this home include the following.

The perimeter of the building has 10 or more corners.
The living area is 2,200 square feet at \$208/SF (considering all site improvements except garage/carport).
The number of stories is 2.
This home was built in 2007 (average age considering all additions).
Basement: 355 square feet of finished basement.
Basement: 535 square feet of unfinished basement.
Attic: 269 square feet of finished attic area with more than 78 inch headroom.
Balcony: 200 square feet of balcony area supported by a wood frame.
Garage: 720 square feet of detached garage with no interior finish at \$60/SF.
Porch not under the main roof: 100 square feet of porch with finished ceiling, shed roof.
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.
1 each 5 foot base, masonry or concrete or brick face fireplace.
The standard class pool is 300 square feet
Labor, material and equipment costs have been modified to account for the higher costs associated with transportation to a construction site remote from the nearest commercial center.
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 4, Good Standard."

Homes of this quality commonly have the following characteristics:
Class 4 foundation and floor. Reinforced concrete or concrete block foundation. Conventional wood frame floor or slab on grade. Change in elevation.
Class 4 frame exterior walls. Several wall offsets or decorative openings. Several changes in wall height.
Class 4 exterior finish. Good stucco or textured siding. Some decorative trim.

Class 4 windows and doors. Good quality windows. Decorative entry door. Good grade interior doors.
 Class 4 roof and soffit. Dual pitch roof with better wood shingles or shakes or concrete tile. 2 foot enclosed soffit.
 Class 4 interior finish. Textured gypboard or low-cost plaster. Some decorative details or offsets. 9 foot ceilings with spray acoustic texture.
 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 4 plumbing and electrical. 3 standard plumbing fixtures per bathroom. Recessed lighting, 6 built-in standard quality appliances.
 Class 5 kitchen. 10 LF of minimum wall and base cabinets. Low-cost acrylic or plastic counter top.

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 4 windows and doors. Repair of cosmetic and physical defects is needed or has been done with substandard labor or materials.
 Class 3 roof and soffit. Over five years old but still in good condition. No physical defects apparent. No evidence of recent interior leaks.
 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 4 bathrooms. Cabinets, hardware, counters, mirrors or fixtures show cosmetic defects associated with normal aging. Defects have not been repaired.
 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 4 kitchen. Most cabinets, hardware, counters, fixtures and appliances show cosmetic or physical defects. Repairs have not been made.
 Class 3 pool. Over 5 years old but still in good condition. Cosmetic flaws exist but no serious physical or functional defects are obvious.

Replacement Estimate by Cost Category

Direct Cost Items				
Item Name	Materials	Labor	Equipment	Total
Excavation	----	6,536	1,926	8,462
Foundation, Piers, Flatwork	20,882	28,374	5,102	54,358
Insulation	5,560	3,191	----	8,751
Rough Hardware	1,047	1,426	255	2,728
Framing	33,916	42,112	----	76,028
Exterior Finish	19,523	10,220	3,663	33,406
Exterior Trim	1,394	2,220	346	3,960

Doors	5,352	3,171	----	8,523
Windows	5,388	2,277	----	7,665
Roofing, Soffit, Fascia	17,952	10,695	----	28,647
Finish Carpentry	2,641	9,752	----	12,393
Interior Wall Finish	9,996	13,249	----	23,245
Lighting Fixtures	4,169	1,139	----	5,308
Painting	4,811	9,724	----	14,535
Carpet, Flooring	13,982	8,859	----	22,841
Bath Accessories	1,512	823	----	2,335
Shower & Tub Enclosures	986	715	----	1,701
Plumbing Fixtures	8,871	3,754	----	12,625
Plumbing Rough-in	4,402	9,547	----	13,949
Wiring	5,629	9,084	----	14,713
Built In Appliances	3,833	464	----	4,297
Cabinets	7,878	2,143	----	10,021
Countertops	2,396	1,738	----	4,134
Central Heating and Cooling	4,682	7,641	----	12,323
Pool/Spa	10,853	4,159	1,015	16,028
Garage Door	3,736	2,034	----	5,770
Fireplace	1,448	1,863	71	3,382
Subtotal direct job cost	\$202,839	\$196,910	\$12,378	\$412,128

Indirect Cost Items				
Item Name	Materials	Labor	Equipment	Total
Final Cleanup	----	3,050	----	3,050
Insurance	15,289	----	----	15,289
Permits & Utilities	10,814	----	----	10,814
Design & Engineering	5,030	----	----	5,030
Subtotal indirect job cost	\$31,133	\$3,050	----	\$34,183

Grand Total				
Item Name	Materials	Labor	Equipment	Total
Contractor Markup	\$55,454	----	----	\$55,454
Total cost	\$289,426	\$199,960	\$12,378	\$501,765

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 02559 Pocasset, Massachusetts. Current index factors for this area are: +2% for material, +11% for labor and +1% for equipment. This estimate assumes a single home is being replaced.

April 11, 2024

Certified residential appraiser