Craftsman Book Company

URAR Cost Approach

Indicated Value by Cost Approach $331,466

Depreciated Cost of Dwellings	$227,060
As Is Value of Site Improvements	$29,406
Opinion of Site Value	$75,000

Depreciated Cost - Dwelling

Area Type	Sq. Ft.	Cost / Sq. Ft.	Cost
Above Grade Finished Area	1,500	$152.72	$229,080
Below Grade Finished Area	400	$44.39	$17,757
Below Grade Unfinished Area	200	$26.72	$5,343
Attached Garage	240	$55.90	$13,415
Carport	165	$19.02	$3,139
Foundation	1,680	$9.02	$15,150
Total Depreciation			**$64,116**
Manufactured Home Delivery, Installation, and Setup			**$7,292**
Total			**$227,060**

Remaining Economic Life: 40 years.

Effective Age: 20 years.

As Is Value of Site Improvements

Description	Amount
Skirting	$1,230
Screen wall enclosure	$7,125
Porch or deck	$3,450
Steps and rails	$2,167
Sidewalk, patio, or driveway	$2,691
Detached garage	$5,595
Connection to utilities	$3,945
Sloping site	$3,203
Total	**$29,406**

Site Value

Primary Site Valuation Method: Allocation

Opinion of Site Value: $75,000

Opinion of site value is the amount entered for the prepared building site, $75,000.

General Description

Cost Type: Replacement

Cost Data Source: Cost Service

Cost Service Provider: Craftsman Cost Guide

Quality Rating: Class 2, Good Quality

Effective Date: 10/01/2025

Cost Method: Comparative Unit

Depreciation Method: Other (NAE condition-class loss)

Cost Approach Commentary

Costs are from the 2026 cost basis. The cost data was updated on October 1, 2025. Current index factors are +1% for material, +9% for labor, and 0% for equipment. Depreciation is the NAE condition-class loss. Functional and external depreciation are not estimated. This appraisal is conditional. Deficiencies: Sample deficiency for URAR commentary.