Craftsman Book Company

URAR Cost Approach

Indicated Value by Cost Approach $1,966,432

Depreciated Cost of Dwellings	$1,344,013
As Is Value of Site Improvements	$222,419
Opinion of Site Value	$400,000

Depreciated Cost - Dwelling

Area Type	Sq. Ft.	Cost / Sq. Ft.	Cost
Above Grade Finished Area	6,800	$221.39	$1,505,467
Above Grade Finished Area (Nonstandard)	180	$129.35	$23,283
Above Grade Unfinished Area	180	$89.40	$16,092
Below Grade Finished Area	400	$77.34	$30,936
Below Grade Unfinished Area	200	$42.06	$8,411
Attached Garage	600	$61.31	$36,785
Built-in Garage	950	$116.08	$110,275
Carport	165	$26.50	$4,372
Total Depreciation			**$391,608**
Total			**$1,344,013**

Remaining Economic Life: 17 years.

Effective Age: 38 years.

Remaining economic life is useful life (55 years) minus chronological age (38 years).

As Is Value of Site Improvements

Description	Amount
Detached garage	$30,004
Balcony and patio	$17,796
Porch	$24,612
Patio, deck, walk or driveway	$8,670
Exterior stairway	$371
Sloping site	$7,715
Pile foundation	$37,692
Pool and spa	$95,559
Total	**$222,419**

Site Value

Primary Site Valuation Method: Other

Other description: Appraiser opinion of the prepared site

Opinion of Site Value: $400,000

Opinion of site value is the amount entered for the prepared building site, $400,000.

General Description

Cost Type: Replacement

Cost Data Source: Cost Service

Cost Service Provider: Craftsman Cost Guide

Quality Rating: Class 3, Good

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.