Craftsman Book Company

URAR Cost Approach

Indicated Value by Cost Approach $865,940

Depreciated Cost of Dwellings	$548,971
As Is Value of Site Improvements	$91,969
Opinion of Site Value	$225,000

Depreciated Cost - Dwelling

Area Type	Sq. Ft.	Cost / Sq. Ft.	Cost
Above Grade Finished Area	2,800	$172.82	$483,891
Above Grade Finished Area (Nonstandard)	200	$118.25	$23,650
Above Grade Unfinished Area	160	$95.33	$15,252
Below Grade Finished Area	400	$63.74	$25,496
Below Grade Unfinished Area	200	$44.58	$8,915
Attached Garage	600	$73.03	$43,817
Carport	165	$23.06	$3,805
Total Depreciation			**$55,855**
Total			**$548,971**

Remaining Economic Life: 32 years.

Effective Age: 28 years.

As Is Value of Site Improvements

Description	Amount
Balcony supported by a wood frame	$2,535
Balcony supported by steel columns	$2,850
Concrete deck, walk or driveway	$2,863
Wood deck, to 4 feet above ground level	$4,178
Wood deck, over 4 feet to 6 feet above ground level	$3,231
Wood deck, over 6 feet to 9 feet above ground level	$2,676
Wood deck, over 9 feet to 12 feet above ground level	$1,895
Outside stairway to an upper level	$1,967
Porch with open ceiling, shed roof	$4,216
Porch with finished ceiling, shed roof	$4,749
Fully enclosed porch with finished ceiling, shed roof	$11,878
Arbor or pergola	$2,639
Sloping site	$3,869
Pool	$14,793
Spa	$7,766
Detached garage	$19,864
Total	**$91,969**

Site Value

Primary Site Valuation Method: Extraction

Opinion of Site Value: $225,000

Opinion of site value is the amount entered for the prepared building site, $225,000.

General Description

Cost Type: Replacement
Cost Data Source: Cost Service
Cost Service Provider: Craftsman Cost Guide
Quality Rating: Class 4, Good Standard
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.