



Appraiser Assisted Residential Cost Analysis

(AARCA Report)

General Information

Name: Disby Meihaus
 Address: 21251 CALLE SENDERO
 City,State,Zip: LAKE FOREST, CA 92630
 County: ORANGE
 Date Processed: 10/27/2006
 Report ID: 126834
 Reference No.: 54321
 Depreciation %: 25.48 %
 Depreciation \$: \$117,181
 RC - Depr. - Other: \$342,665

*Replacement Cost Information

Living Area: \$385,503 \$156 SF
 Basement: \$39,824 \$25 SF
 Attached Garage: \$0 \$0 SF
 Enclosed Garage: \$29,010 \$48 SF
 Detached Garage: \$0 \$0 SF
 Carport: \$0 \$0 SF
 Breezeway: \$0 \$0 SF
 Balc+Porch+Deck+Patio: \$5,509 \$28 SF
 Other Additions: \$75,000 N/A
 Replacement Cost Total: \$534,846 \$216 SF

Location Influence:

Property Characteristics

Residence Type	Stories	Living Area	Bedrooms	Baths
Single Family	2	2478	4	3
Fireplaces	Pool	AC	Year Built	Quality
1	N	Y	1980	Custom

**Property Details

Structure	Attribute	Style	Value	Quality	Age	Condition	RC
Other Additions	Additional Features	Swimming Pool	1	Custom		Average	75,000
Living Area	Additional Features	Built-in Wall Unit	1	Custom		Average	5,000
Living Area	Appliances, Built-In	Allowance	1	Custom	10	Average	14,648
Living Area	Base Cost	Base Cost	100	Custom	26	Average	233,303
Living Area	Bathroom	Bathroom (#)	3	Custom	5	Good	17,878
Living Area	Climate Control	Forced Air (Gas)	1	Custom	26	Average	10,724
Living Area	Climate Control	Central Air Conditioning	1	Custom	26	Average	7,017
Living Area	Exterior Finish	Stucco (%)	100	Custom	26	Average	14,935
Living Area	Fireplace	Fireplace (#)	1	Custom	26	Average	7,003
Living Area	Flooring	Carpet (%)	60	Custom	5	Good	13,481
Living Area	Flooring	Hardwood Solid Oak (%)	30	Custom	2	Excellent	15,488
Living Area	Flooring	Ceramic Tile (%)	10	Custom	10	Average	3,924
Living Area	Foundation	Slab (%)	100	Custom	26	Average	8,449
Living Area	Kitchen	Kitchen (#)	1	Custom	10	Average	22,143
Living Area	Roofing	Concrete Tile (%)	100	Custom	8	Average	14,410
Living Area	Walls and Ceilings	Drywall and Paint (%)	100	Custom	26	Average	Included
Enclosed Garage	Parking	Enclosed - 3 Car (#)	1	Custom	26	Average	23,208
Decks and Porches	Decks & Patios	Deck/Patio Wood Cover - Spaced (SF)	200	Custom	26	Average	4,407
Basement	Basement	Basement Area (SF)	800	Custom	26	Average	17,130
Basement	Basement	Add for Finished Area (SF)	800	Custom	26	Average	14,729

*Replacement Cost Information includes contractor mark-ups of 25.00 %

**Property Details does not include contractor mark-ups.

DISCLAIMER

The Replacement Cost (RC) is an estimated value and is based on various mathematical formulas and techniques proprietary to Bluebook International. This report has not been prepared by a licensed appraiser nor does it constitute an official appraisal of the structure. The Replacement Cost is not a market valuation tool, and does not provide a current market analysis for a specific property. It does not account for considerations such as condition, complexity of structure, inaccurate data, obsolescence or unknown improvements or detriments to the property. The information in this report is provided "as is" and all uses are at the user's sole risk. Bluebook International is not liable for the accuracy of the information provided in this report.