



ERC Range / AVM Report

(Estimated Replacement Cost Range with AVM and Comps)

Address

38930 SUGAR PINE WAY
MURRIETA, CA. 92563
RIVERSIDE

Owner/Policy Information

Owner Name: John Smith
Policy/Ref. No.: BB742398
Policy Coverage: \$375,000

Estimated Property Valuation

Market Value: **\$610,000** Low Value: **\$593,000** High Value: **\$619,000** Confidence: **82%**

Estimated Replacement Cost Range

Minimum ERC: **\$397,645 - \$486,011** Profit: **\$31,812 - \$38,881** ACV: **\$376,715 - \$460,429**
Includes Tax? **Y** Overhead: **\$31,812 - \$38,881** InsureBase ID: **126823**
ITV: **94.31 % - 77.16 %** Debris Rem.: **\$15,906 - \$19,440** Processed On: **10/26/2006**
Arch. Fees: **\$0 - \$0**

Location Influence:

Property Characteristics

Residence Type	Stories	Living Area	Bedrooms	Baths
Single Family	2	3234	5	4
Fireplaces	Pool	AC	Year Built	Quality
1	Y	Y	2003	Custom

Property Details

Structure	Attribute	Low Range	High Range
Primary Living Area	Appliances, Built-In	\$15,638	\$19,114
Primary Living Area	Base Cost	\$141,393	\$172,813
Primary Living Area	Bathroom	\$19,109	\$23,355
Primary Living Area	Climate Control	\$18,122	\$22,149
Primary Living Area	Exterior Finish	\$17,086	\$20,882
Primary Living Area	Fireplace	\$5,549	\$6,782
Primary Living Area	Flooring	\$27,986	\$34,205
Primary Living Area	Foundation	\$14,254	\$17,422
Primary Living Area	Kitchen	\$20,845	\$25,477
Primary Living Area	Parking	\$10,757	\$13,147
Primary Living Area	Plumbing	\$11,341	\$13,861
Primary Living Area	Roofing	\$16,038	\$19,602
Primary Living Area	Walls and Ceilings	Included	Included

DISCLAIMER

The Estimated Replacement Cost (Minimum ERC) value 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 ERC 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.

Comparable Property

Market Value: \$490,000

Address

38858 SUGAR PINE WAY
MURRIETA, CA. 92563

Property Characteristics

Stories: 2
Living Area: 3,234
Bedrooms: 5
Bathrooms: 1

Other Information

Distance From Subject: 0 Miles
Last Sale: 08/08/2006
Assesed Value: \$441,649

Comparable Property

Market Value: \$589,000

Address

38587 VISTA ROCK DR
MURRIETA, CA. 92563

Property Characteristics

Stories: 2
Living Area: 2,873
Bedrooms: 4
Bathrooms: 1

Other Information

Distance From Subject: 0 Miles
Last Sale: 08/08/2006
Assesed Value: \$388,302

Comparable Property

Market Value: \$630,000

Address

31297 GATEHOUSE CT
MURRIETA, CA. 92563

Property Characteristics

Stories: 2
Living Area: 2,888
Bedrooms: 4
Bathrooms: 1

Other Information

Distance From Subject: 0 Miles
Last Sale: 06/06/2006
Assesed Value: \$620,000

Comparable Property

Market Value: \$610,000

Address

30658 MCGOWANS PASS
MURRIETA, CA. 92563

Property Characteristics

Stories: 2
Living Area: 3,105
Bedrooms: 4
Bathrooms: 1

Other Information

Distance From Subject: 0 Miles
Last Sale: 04/04/2006
Assesed Value: \$392,821

Comparable Property

Market Value: \$620,000

Address

38968 CHERRY POINT LN
MURRIETA, CA. 92563

Property Characteristics

Stories: 1
Living Area: 2,965
Bedrooms: 5
Bathrooms: 1

Other Information

Distance From Subject: 0 Miles
Last Sale: 03/03/2006
Assesed Value: \$386,779

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