



Residential Cost Analysis

(RCA 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

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