



# ERC / AVM Report

(Estimated Replacement Cost with AVM)

## 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 Summary

ERC: <b>\$441,828</b>	Profit: <b>\$35,346 (10%)</b>	ACV: <b>\$418,572</b>
ERC Includes Tax? <b>Y</b>	Overhead: <b>\$35,346 (10%)</b>	InsureBase ID: <b>126823</b>
ITV: <b>84.87 %</b>	Debris Rem.: <b>\$17,673 (5%)</b>	Processed On: <b>1/26/2007</b>
	Arch. Fees: <b>\$0 (0.00)</b>	

## 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	Style	Value	ERC
Primary Living Area	Appliances, Built-In	Allowance	1	17,376
Primary Living Area	Base Cost	Base Cost	100	157,103
Primary Living Area	Bathroom	Bathroom (#)	4	21,232
Primary Living Area	Climate Control	Forced Air (Gas)	1	12,076
Primary Living Area	Climate Control	Central Air Conditioning	1	8,059
Primary Living Area	Exterior Finish	Stucco (%)	100	18,984
Primary Living Area	Fireplace	Fireplace (#)	1	6,165
Primary Living Area	Flooring	Flooring - Allowance	100	31,095
Primary Living Area	Foundation	Slab (%)	100	15,838
Primary Living Area	Kitchen	Kitchen (#)	1	23,161
Primary Living Area	Parking	Attached - 2 Car (#)	1	7,968
Primary Living Area	Parking	Attached - 1 Car (#)	1	3,984
Primary Living Area	Plumbing	Plumbing	1	12,601
Primary Living Area	Roofing	Concrete Tile (%)	100	17,820
Primary Living Area	Walls and Ceilings	Drywall and Paint (%)	100	Included

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