

Property Valuation

12/27/2004

Owner	Address			
Matthew Peterson	2232 West Shaw Lane, Suite 401 Fresno, CA 93711	559-441-9963	559-254-5586	559-441-9964

Property Address
2232 West Shaw Lane, Suite 401 Fresno, CA 93711

Structure Information			
Square Feet:	3700	Number of Corners:	6 Corners
Exterior Wall Type:	Frame	Stories:	2
Number of Rooms:	10	Number of Bedrooms:	3
Number of Bathrooms:	3	Age:	36

Base Valuation		
Basic Cost	General Description	Value
Foundation	Conventional crawl space footing depth over 30".	22,127.75
Exterior Wood Frame Walls	Less complex floor and roof plan.	60,672.86
Exterior Finish	Good quality hardboard or plywood siding, some masonry veneer or good stucco.	21,889.82
Windows and Doors	Good quality insulated aluminum or wood windows. Good quality doors.	11,420.77
Roofing	Wood shake or built-up with rock cover. Less than 24" enclosed soffit	16,655.30
Interior Finish	Taped and textured gypsum wallboard painted two coats. Some wallpaper and plywood paneling. Exposed beams and over 8' ceiling at entry. At least 1 ornamental fixture. Concrete or masonry fireplace.	44,969.30
Flooring	Average quality tile or hardwood front entry. Average quality hardwood or carpet in most rooms. Sheet vinyl in kitchen and breakfast rooms.	13,324.24
Bathrooms	One less bathroom than bedrooms, sheet vinyl floor, some average quality tile, 4' to 6' of tile or laminated plastic counter top in each bathroom. Good quality fiberglass tub and shower enclosures.	3,568.99
Kitchen	16 to 20 linear feet of good quality hardwood veneer base and wall cabinets. Ceramic tile or good quality laminated plastic counter top. Good quality oven, range, dishwasher, garbage disposer and range hood.	20,462.22
Plumbing	8 to 10 good quality fixtures, copper supply and plastic waste lines.	22,841.55
Single Family Residence		RC: \$237,932.80
Base Cost		\$237,932.80

Additional Costs	
Description	ExtCost
Attic Costs	10,242.44
Basement Costs	22,028.22
Area Above Second Floor Costs	4,609.10
Garage Costs	47,934.62
Heating and Cooling Costs	21,594.30
Appliance Costs	2,470.18
Total Additional Costs	\$108,878.86

Total Replacement Cost:	\$346,811.66
((\$93.73 per SF)	
Depreciation:	\$149,129.01
(43%)	
Actual Cash Value:	\$197,682.65
((\$53.43 per SF)	