

5. Calculate the replacement cost using the Boeckh Residential Building Cost Guide (available for download in Part 3 of Unit 4) for the following house:

- 1) Number of stories: one-story
- 2) Occupancy: single-family
- 3) Class of construction: D
- 4) Ground floor area: 2550 square feet
- 5) Exterior wall material: 75% "board and batten" and 25% "native stone"
- 6) Perimeter: 471.25 feet
- 7) Zip code: 82070
- 8) Bathrooms: 2.5
- 9) Substructure: basement
- 10) Driveway: asphalt paving (100' by 20')
- 11) Water and sewer: private well and septic system
- 12) Additional features
 - a) one masonry fireplace (one hearth and chimney)
 - b) 2-car attached frame garage
 - c) central air conditioning (will use existing ducts)
 - d) deck off the back of the house (35' by 20')
 - e) full finished basement
 - f) Gunite-lined concrete, in ground swimming pool (20' by 40')
- 13) Build-ins:
 - a) dishwasher
 - b) garbage disposal
 - c) range hood
 - d) hot tub
 - e) electronic air filter
 - f) central vacuum system
 - g) garage door opener
- 14) Effective age and condition: 15 years, very good condition

Boeckh Replacement Cost Guide

Thomas Griffiths



Boeckh Replacement Cost Guide:

Boeckh Building Cost Modifier ,1968 **Residential Building Cost Guide** ,1999 *High-valued Dwelling Cost Guide* ,1989 *Agricultural Building Cost Guide* ,1989 *Commercial, Institutional, Light Industrial Building Cost Guide* ,1995 **Real Estate Valuation Guide** ,1992 **Housing Management, Foreclosures, and Abandonments** United States. Congress. Senate. Committee on Banking, Housing, and Urban Affairs,1975 *Housing Managment, Foreclosures and Abandonments. Hearing Before ..., 94-1 ..., Chicago, July 14, 1975* United States. Congress. Senate. Committee on Banking, Housing, and Urban Affairs,1975 California. Court of Appeal (4th Appellate District). Division 2. Records and Briefs California (State)., *Investment Policy Act of 1976* United States. Congress. Senate. Committee on Banking, Housing, and Urban Affairs,1977

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