

Use the following cost-estimating data to estimate the reproduction cost of the house:

**Two-Story Above Grade Residence Cost per Square Foot of Area (Frame Residence)**

Area	Stucco or Siding	Shingle or Shake	Rustic Log	Brick Veneer	Stone Veneer	Synthetic Plaster (EFIS)
2,000 sq. ft.	72.65	72.68	88.96	78.33	86.39	74.77
2,200 sq. ft.	70.96	70.99	86.80	76.44	84.20	73.01
2,400 sq. ft.	69.46	69.49	84.88	74.75	82.24	71.44
2,600 sq. ft.	68.10	68.13	83.14	73.23	80.48	70.02
2,700 sq. ft.	67.47	67.50	82.34	72.53	79.67	69.36
2,800 sq. ft.	66.87	66.90	81.57	71.86	78.89	68.73
2,900 sq. ft.	66.30	66.32	80.84	71.21	78.15	68.13
3,000 sq. ft.	65.75	65.77	80.13	70.59	77.43	67.55
3,100 sq. ft.	65.22	65.24	79.46	70.00	76.75	67.00
3,200 sq. ft.	64.71	64.73	78.81	69.44	76.10	66.47
3,300 sq. ft.	64.22	64.25	78.19	68.89	75.47	65.96

Refinements	Add for	Add ons	
Wood shakes	Included in base	Fireplace—one-story	\$3,900–4,800
Asphalt shingles	(-) \$.78	Fireplace—two-story	\$4,700–6,000
Wood shingles	(-) \$.12	Fireplace—flueless	\$2,100–3,000
Clay or slate	(+) \$3.40 per sq. ft.		
Floor covering	(+) \$4.92 for carpet/pad (+) \$12.21 per sq. ft. for hard wood (+) \$13 per sq. ft. for ceramic (-) \$5 per sq. ft. for vinyl	<b>Appliances</b>	
Plaster walls	(+) \$1.50 per sq. ft.	Garbage disposal	\$389
HVAC	Forced-air system in bsmt.	Oven/microwave	\$1,800
Central A/C	(+) \$1.70 per sq. ft.	Refrigerator	\$2,100
Heat pump	(+) \$2.18 per sq. ft.	Trash compactor	\$325
Energy efficiency	Mild climate (-) \$1.00 Severe climate (+) \$1.00	Central vacuum	\$1,900
		Dishwasher	\$850

Basement Area	400 sq. ft.	800 sq. ft.	1,200 sq. ft.	1,600 sq. ft.	2,000 sq. ft.
Unfinished 8-in. poured concrete	\$24.00	\$19.00	\$17.65	\$14.78	\$12.55
Unfinished 12-in. poured concrete	27.25	21.60	18.15	16.95	16.55
Minimal finishing	8.88	7.59	7.05	6.85	6.50
Extensive finishing	32.05	31.50	29.88	29.01	28.55

Garage Area	400 sq. ft.	600 sq. ft.	800 sq. ft.	1,000 sq. ft.
Attached garage				
Stucco	\$29.50	27.38	26.00	24.67
Wood siding	29.38	26.68	24.98	23.82
Masonry	31.99	28.47	26.55	25.18
Add for interior finish	5.23	4.64	4.41	4.03

Porch Areas	100 sq. ft.	200 sq. ft.	300 sq. ft.	400 sq. ft.	500 sq. ft.
Slab—open	\$5.05	4.58	4.23	4.05	3.95
Wood deck	18.08	14.64	11.16	10.85	10.25
Screened porch	13.00	12.50	11.00	10.50	10.01
Enclosed w/wood and glass	41.55	31.58	31.22	29.68	28.55
Enclosed w/masonry and glass	45.85	37.85	34.55	33.00	31.08
Add for ceiling	5.00	4.58	4.25	4.15	4.01

Current cost multiplier = 1.08

Local cost multiplier = 1.03