



Residential Estimator Worksheet

General Information

Estimate ID _____	Construction Type Site Built
Property Owner _____	Survey Date _____
Address _____	Surveyed By _____
City _____	Comment _____
State/Province _____	Appraisal For _____
ZIP/Postal Code _____	

Building Data

Residence Type

<input type="checkbox"/> Single-Family Residence	<input type="checkbox"/> Town House End Unit	<input type="checkbox"/> Duplex
<input type="checkbox"/> Low-Rise Multiple	<input type="checkbox"/> Town House Inside Unit	

Style

_____ % One Story	_____ % 1 1/2 Story Finished	_____ % 3 1/2 Story Finished
_____ % Two Story	_____ % 1 1/2 Story Unfinished	_____ % 3 1/2 Story Unfinished
_____ % Three Story	_____ % 2 1/2 Story Finished	_____ % Bi-Level (Total Area)
_____ % Split Level	_____ % 2 1/2 Story Unfinished	_____ % Bi-Level

Total Floor Area _____ 300 - 25,000 square feet
(600 - 300,000 for Low-Rise Multiples)

Number of Units _____ 3 - 120 (Low-Rise Multiples only)

Quality _____

1 = Low	3 = Average	5 = Very Good
2 = Fair	4 = Good	6 = Excellent

Condition _____

1 = Worn Out	3 = Average	5 = Very Good
2 = Badly Worn	4 = Good	6 = Excellent

Depreciation

Physical & Functional Depreciation

Marshall & Swift Tables

Combined Physical & Functional _____ 0 - 100%

Separate Physical _____ 0 - 100%

and Functional _____ 0 - 100 %

Age/Life (Straight Life)

None

External Depreciation _____ 0 - 100%

Effective Age _____ 0 - 100 years

Typical Life

Marshall & Swift

Entered Value _____ 0 -100 years

Section 1 (use a separate section for each garage or basement)

Type Attached Garage Attached Garage w/Full Living Area
 Detached Garage Attached Garage w/Partial Living Area
 Built-In Garage Detached Garage w/Full Living Area
 Basement Detached Garage w/Partial Living Area

Description _____

Size _____

Quality _____ 1 = Low 3 = Average 5 = Very Good
 2 = Fair 4 = Good 6 = Excellent

Depreciation % _____ 0 - 100%

Effective Age _____ 0 - 100 year **Typcial Life** _____ 0 - 100 years

Components - Sections (see back page for a list of all components)

Code	System/Component	Area/Units	%	Quality	Depr %	Age	Life

Section 2 (use a separate section for each garage or basement)

Type Attached Garage Attached Garage w/Full Living Area
 Detached Garage Attached Garage w/Partial Living Area
 Built-In Garage Detached Garage w/Full Living Area
 Basement Detached Garage w/Partial Living Area

Description _____

Size _____

Quality _____ 1 = Low 3 = Average 5 = Very Good
 2 = Fair 4 = Good 6 = Excellent

Depreciation % _____ 0 - 100%

Effective Age _____ 0 - 100 year **Typcial Life** _____ 0 - 100 years

Components - Sections (see back page for a list of all components)

Code	System/Component	Area/Units	%	Quality	Depr %	Age	Life

Available Components - Main Home

EXTERIOR WALLS

101	Frame, Hardboard Sheets
102	Frame, Metal or Vinyl Siding
103	Frame, Plywood
104	Frame, Plywood or Hardboard
105	Frame, Siding
106	Frame, Siding, Metal
107	Frame, Siding, Vinyl
108	Frame, Siding, Wood
109	Frame, Stucco
110	Frame, Stucco or Siding
111	Frame, Synthetic Plaster (EIFS)
112	Frame, Wood Shake
114	Frame, Wood Shingle
115	Rustic Log
116	Frame, Siding/Shingle
131	Veneer, Brick
133	Veneer, Masonry
134	Veneer, Stone
161	Masonry, Adobe Block
162	Masonry, Common Brick
163	Masonry, Concrete Block
165	Masonry, Face Brick
166	Masonry, Face Brick or Stone
167	Masonry, Poured Concrete (SIP Forming)
168	Masonry, Stone on Block
169	Masonry, Stucco on Block

ROOFING

202	Built-up Rock
203	Clay Tile
204	Clay Tile or Concrete Tile
205	Clay Tile or Slate
206	Composite Shingle or Built-up Rock
207	Composition Roll
208	Composition Shingle
209	Concrete Tile
210	Copper
211	Galvanized Metal
212	Metal, Copper or Terne
213	Metal, Formed Seams
214	Metal, Preformed
215	Plastic Tile
216	Slate
218	Terne
219	Wood Shake
220	Wood Shingle
285	Dormers, Finished, Hip Roof
286	Dormers, Finished, Gable Roof
287	Dormers, Finished Shed Roof
288	Dormers, Unfinished, Hip Roof
289	Dormers, Unfinished, Gable Roof
290	Dormers, Unfinished, Shed Roof

HEATING and COOLING

301	Baseboard, Hot Water
303	Ceiling Radiant Electric
304	Electric Baseboard
305	Electric Panel
306	Electric Radiant Heat
307	Floor Furnace
308	Floor Radiant, Hot Water
309	Forced Air Furnace
310	Gravity Furnace
311	Radiators, Hot Water
312	Radiators, Steam
313	Wall Furnace
314	Wall Heaters
315	Add for Oil Fired
351	Warmed and Cooled Air
352	Heat Pump
353	Evaporated Cooler with Ducts
354	Add for Air to Air Exchange System
355	Refrigerated Air using Heating Ducts
381	Refrigerated Air with Ducts
382	Wall Air Conditioners

FLOOR COVERING

401	Floor Cover Allowance
402	Automatic Floor Cover Allowance
411	Carpet and Pad
412	Ceramic Tile
413	Hardwood Flooring
414	Light-Weight Concrete
416	Parquet
417	Quarry Tile
418	Resilient Floor Cover
420	Terrazzo
421	Vinyl Composition Sheet
423	Vinyl Sheet
424	Vinyl Composition Tile
425	Wood, Generic
426	Bamboo Laminated Planks
427	Block, Wood Treated
428	Brick Pavers
429	Brick, Common
430	Carpet, Custom High-Value
431	Carpet, Indoor/Outdoor
432	Flagstone, Random Local Stone
433	Granite
434	Ceramic Tile, Custom High-Value
435	Marble
436	Melamine Laminated Tiles

Available Components - Main Home (continued)

APPLIANCES

501	Appliance Allowance
502	Automatic Appliance Allowance
511	Bath Heater
512	Dishwasher
513	Exhaust Fan
514	Freezer
515	Garbage Disposer
516	Range Hood and Fan
517	Mixer/Blender (Food Center)
518	Oven
519	Microwave Oven
520	Oven/Microwave Combination
521	Range/Oven, Generic
522	Range/Oven with Microwave
525	Range Top
526	Refrigerator
527	Trash Compactor
528	Radio Intercom plus Satellites
529	Security System, Hard Wired
530	Security System, Wireless
531	Vacuum Cleaner System
532	Clothes Dryer, Coin Operated
533	Clothes Dryer
534	Clothes Washer, Coin Operated
535	Clothes Washer
536	Clothes Washer/Dryer Combo Unit
537	Dishwasher, Deluxe
538	Exhaust Fan & Hood, Custom Stainless Steel or Copper
539	Freezer, Deluxe, Built-in
540	Garbage Disposer, Deluxe, Heavy Duty
541	Ice Machine, Residential
542	Oven, Custom Double Wall
543	Range/Oven, Commercial Quality
544	Range Top, Induction
545	Refrigerator, Deluxe, Built-in

MISCELLANEOUS

601	Plumbing Fixtures
602	Plumbing rough-ins
621	Slab on Grande
622	Raised Subfloor
631	Add for Plaster Interior
641	Single 1-Story Fireplace
642	Single 2-Story Fireplace
643	Single 3-Story Fireplace
644	Double 1-Story Fireplace
645	Double 2-Story Fireplace
646	Double 3-Story Fireplace
647	Triple 3-Story Fireplace
648	Direct-Vented, Gas
651	Floor Insulation (Mild Climate)
652	Floor Insulation (Moderate Climate)
653	Floor Insulation (Extreme Climate)

GARAGES (MAIN)

701	Attached Garage
702	Attached Garage / Full Living Area
703	Attached Garage / Partial Living Area
706	Detached Garage
707	Detached Garage / Full Living Area
708	Detached Garage / Partial Living Area
711	Built-in Garage
721	Carport, Flat Roof
722	Carport, Shed Roof
723	Carport, Gable Roof
732	Area over Garage, Minimal Finish
733	Area over Garage, Recreation Room Finish
734	Area over Garage, Apartment Room Finish
736	Garage Finish, Attached
737	Garage Finish, Detached
738	Garage Finish, Built-in
739	Garage, Built-in Cabinetry
741	Garage Interior Stairs
742	Garage Exterior Stairs with Landing
751	Deduct for Asphalt Floor

BASEMENT (MAIN)

801	Total Basement Area
802	Minimal Finish Area
803	Partition Finish Area
804	Basement Garage Finish Area
805	Basement Garage, Single
806	Basement Garage, Double
807	Basement Garage, Triple
808	Outside Entrance Below Grade
809	Subterranean Garage
810	Radon Alarm

PORCHES, DECKS, and BREEZEWAYS

901	Open SlabPorch
902	Raised Slab Porch
903	Wood Deck
904	Slab Porch with Roof
905	Raised Slab Porch with Roof
906	Wood Deck with Roof
907	Enclosed Porch, Screened Walls
908	Enclosed Porch, Knee Walls with Glass
909	Enclosed Porch, Solid Walls
910	Raised Enclosed Porch, Screened Walls
911	Raised Enclosed Porch, Knee Walls with Glass
912	Raised Enclosed Porch, Solid Walls
913	Enclosed Wood Deck, Screened Walls
914	Enclosed Wood Deck, Knee Walls with Panels
915	Enclosed Wood Deck, Solid Wall
954	Slab Breezeway with Roof
955	Raised Slab Breezeway with Roof
956	Wood Breezeway with Roof
957	Enclosed Breezeway, Screened Walls
958	Enclosed Breezeway, Knee Walls with Glass
959	Enclosed Breezeway, Solid Walls

Available Components - Main Home (continued)

PORCHES, DECKS, and BREEZEWAYS
 960 Raised Enclosed Breezeway, Screened Walls
 961 Raised Enclosed Breezeway, Knee Walls w/Glass
 962 Raised Enclosed Breezeway, Solid Walls
 963 Enclosed Wood Breezeway, Screened Walls
 964 Enclosed Wood Breezeway, Knee Walls w/Panels
 965 Enclosed Wood Breezeway, Solid Walls

BALCONIES and STAIRWAYS
 1001 Cement Balcony
 1002 Wood Balcony
 1003 Wood Balcony, Wood Rails, Plastered Soffit
 1004 Wood Balcony, Iron Rails, Plastered Soffit
 1005 Cement Balcony, Wood Rails, Plastered Soffit
 1006 Cement Balcony, Iron Rails, Plastered Soffit
 1007 Wood Balcony, Wood Rails, Unfinished Soffit
 1008 Wood Balcony, Iron Rails, Unfinished Soffit
 1009 Cement Balcony, Wood Rails, Unfinished Soffit
 1010 Cement Balcony, Iron Rails, Unfinished Soffit
 1011 Wood Balcony with Roof, Wood Rails, Plastered Soffit
 1012 Wood Balcony with Roof, Iron Rails, Plastered Soffit
 1013 Cement Balcony with Roof, Wood Rails, Plastered Soffit
 1014 Cement Balcony with Roof, Iron Rails, Plastered Soffit
 1015 Wood Balcony with Roof, Wood Rails, Unfinished Soffit
 1016 Wood Balcony with Roof, Iron Rails, Unfinished Soffit
 1017 Cement Balcony with Roof, Wood Rails, Unfinished Soffit
 1018 Cement Balcony with Roof, Iron Rails, Unfinished Soffit
 1019 Cement Stairway
 1020 Steel Stairway
 1021 Wood Stairway
 1022 Wood Stairway, Plastered Soffit
 1023 Cement Stairway, Plastered Soffit
 1024 Wood Stairway, Unfinished Soffit
 1025 Cement Stairway, Unfinished Soffit

YARD IMPROVEMENTS
 1601 Chain-Link Fencing
 1602 Wood Fences, Solid Boards
 1603 Wood Fences, Split Redwood
 1604 Wood Fences, Picket
 1605 Vinyl Fences, Spaced
 1606 Vinyl Fences, Solid Borads
 1607 Vinyl Fences, Picket
 1608 Wrought Iron
 1609 Gate, Chain-Link
 1610 Gate, Wood
 1611 Gate, Vinyl
 1612 Gate, Wrought Iron
 1613 Brick Walls
 1614 Concrete Block Walls, 4"
 1615 Concrete Block Walls, 6"
 1616 Concrete Block Walls, 8"
 1617 Paving, Asphalt with Base
 1618 Paving, Concrete with Base
 1619 Paving, Brick
 1620 Paving, Flagstone
 1621 Surface Parking Lot, Asphalt
 1622 Landscaping, Complex
 1623 Lawn Sprinklers
 1624 Gazebos
 1625 Pool, Gunite
 1626 Pool, Vinyl-Lined
 1627 Pool, Aboveground
 1628 Pool, Apartment type
 1629 Pool, Lap
 1630 Pool Heaters
 1631 Spas
 1632 Redwood Hot Tub
 1633 Tennis Courts
 1634 Tennis Court Lighting
 1635 Storage Building, Aluminum
 1636 Storage Building, Steel
 1637 Storage Building, Wood

LAND and SITE
 691 Land Value
 692 Site Value
 693 Site Improvements, Depreciated
 694 Site Improvements, Undepreciated

Available Components - Separate Garage Section

Besides using the available components listed to the right for separate garage sections, you can also use the following components found in the main home:

For Attached and Detached garages:

Exterior Walls
Roofing

For Built-in garages:

Exterior Walls

For Attached and Detached garages with living above:

Exterior Walls
Roofing
Floor Cover
Appliances
Miscellaneous

762
763
764
766
767
768
771
772
781

GARAGES (SEPARATE SECTION)

Area over Garage, Minimal Finish
Area over Garage, Recreation Room Finish
Area over Garage, Apartment Room Finish
Garage Finish, Attached
Garage Finish, Detached
Garage Finish, Built-in
Garage Interior Stairs
Garage Exterior Stairs with Landing
Deduct for Asphalt Floor

Available Components - Separate Basement Section

BASEMENT (SEPARATE SECTION)

861 Concrete Walls
862 6" Concrete Walls
863 8" Concrete Walls
864 10" Concrete Walls
865 12" Concrete Walls
871 Concrete Block Walls
872 6" Concrete Block Walls
873 8" Concrete Block Walls
874 10" Concrete Block Walls
875 12" Concrete Block Walls
881 Minimal Finish Area
882 Partition Finish Area
883 Basement Garage, Single
884 Basement Garage, Double
885 Basement Garage, Triple
886 Outside Entrance Below Grade
888 Basement Garage Finish Area
889 Built-in Garage Cabinetry
890 Radon Alarm