



Dryden Mutual Insurance Company

12 Ellis Drive • Dryden, New York 13053-0635



2010

Residential Replacement Cost Estimator

Applicant/Insured: _____ Date: _____

Location: _____ Agent: _____ Code: _____

_____ Policy #: _____

Square Footage (excluding basement & garage) _____ Construction Year: _____

This residential replacement cost estimator is a tool to aid in computing the replacement cost value of most residences. It should be noted that values are approximate and that judgment factors should be considered for non-standard structures including large/small rooms and superior/inferior finishes and amenities.

Step 1 - Determine Class Replacement Cost (Adjust Base Cost to Actual Square Footage)

Choose the class that most closely matches the quality of the construction for the residence to be insured. Replacement costs listed for each class is the starting cost to be used for the residence and must be adjusted to reflect the actual square footage. All of the costs below contemplate a one story residence, shingled roof, no basement - crawl space only. Additional features, including basements, garages and additional rooms, will be calculated in later steps.



ECONOMY \$91,160.

This class is constructed to meet minimum code requirements and to provide adequate accommodations for the post-World War II building boom. Simple construction with minimal amenities. Few, if any, upgrades. Residence typically includes kitchen, living room, one full bath and 2 bedrooms. Hot air heat. No central air.

This class should only be used for construction after 1945. Any homes built prior to 1945 should use the Fair classification for calculation.

Base square footage is 1,200 sq. ft. Adjust for actual amount.



FAIR \$143,197.

This class of residence is constructed to meet code requirements and to provide adequate accommodations. There are few features that make the residence attractive from the exterior. The interior finishes are minimum with few features. These residences are usually rectangular (box shaped) with dimensions focused on easy and simple installation. Any projections or adornments are simple and inexpensive. The windows, doors, kitchen cabinets and plumbing fixtures are inexpensive and installed suitably, but with little concern for appearance. The quality of workmanship is indicative of experienced workers working in an "assembly line" environment. The residence typically includes kitchen, living room, dining room, three bedrooms and one bath. Hot air heat. No basement. Base Square footage is 1600 sq. ft. Adjust for actual amount.



STANDARD \$198,897.

This class is constructed to meet code requirements and to provide comfortable accommodations. There are usually several features that make the residence attractive from the exterior and the interior finishes may include some design enhancements. Standard construction with some amenities. Better quality finishes. Residence typically includes kitchen, living room, 1 1/2 baths, 3 bedrooms and dining ell. Hot air heat. No central air.

Base square footage is 2,000 sq. ft. Adjust for actual amount.



CUSTOM \$326,600.

This class of residence is constructed to exceed code requirements and to provide attractive and comfortable accommodations. There are usually several special features that make the residence attractive from the exterior and the interior finishes are of high quality. Upscale amenities. Curb appeal. Architectural design. Residence typically includes kitchen, living room, 2 1/2 baths, 4 bedrooms, dining room, and family room. Hot air heat with central air.

Base square footage is 2,800 sq. ft. Adjust for actual amount.

