

**D2CG, LLC**

3273 N. Bend Road
 Cincinnati, Ohio 45239
 (513) 407-8957
 admin@d2cg.com
 www.d2cg.com

Valuation Report**Owner Information**

Name:	Parish of Caddo	Date Entered:	9/15/2020
Street:	1031 Creswell Avenue	Date Calculated:	9/15/2020
City, State ZIP Code:	Shreveport, LA 71101-3917	Pricing Area:	LASH8X_SEP20
Phone:		Seismic Zone:	0
Policy #:	AS PER SCHEDULE		

Property Information

Name:	Parish of Caddo	Bldg #:	
Street:	1031 Creswell Avenue	Contact:	
City, State ZIP Code:	Shreveport, LA 71101-3917	E-mail:	
Phone:			

Structure Information

Primary Building:	General Business	Quality:	Standard
Square Feet:	6,438	Supporting Wall:	100% Conventional Wood
Year Built:	2000	Foundation Shape:	Simple Rectangle
Number of Stories:	1	Foundation Type:	100% Post and Beam
Average Story Height:	8	Property Slope:	None (0 - 15 degrees)
		Subtotal:	\$669,417.00

Total square footage of all buildings: 6,438.00
Cost per Sq. Ft.: \$130.70

Structural Options

Primary Building:	General Business	Exterior Wall Finish:	100% Corrugated Galvanized Metal
Roof Type:	Gable	Roof Structure:	100% Wood Frame
Roof Material:	100% Metal - Corrugated	Floor System:	100% Wood Framing
Interior Partition Walls:	100% Drywall over Wood Framing		

Features

Primary Building:	General Business
Additional Features	483 sq. ft. Covered Walkway/Breezeway
Combination Heating and Air Conditioning	100% Commercial Heat / AC Forced Air System

User Defined

User Defined Items	1 Demolition (\$40,000.00 each)
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Cost Breakdown

Site Preparation:	\$9,674.94	Foundation:	\$30,875.53	Interior Footings:	\$3,723.96
Structure:	\$62,640.82	Exterior Finish:	\$25,775.31	Windows:	\$6,041.06
Roofing:	\$66,537.54	Electrical:	\$44,944.56	Plumbing:	\$63,218.63
Plumbing - Underground:	\$7,525.34	Heating/AC:	\$66,382.50	Floor Covering:	\$24,069.98
Interior Finish:	\$193,567.54	General Conditions:	\$32,649.17	Lighting:	\$21,690.34

Cost Breakdown for Additional Features

User Defined Features:	\$40,000.00	Breezeway:	\$10,099.65
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Valuation Report

<i>Estimated Replacement Cost (Calculated Value):</i>	\$841,435.04
<i>Actual Cash Value (Calculated Value):</i>	\$559,492.58

(Replacement cost includes all applicable permits, fees, overhead, profit, and sales tax)

(Actual Cash Value equals replacement cost less depreciation)

The Replacement Cost figure represents the average estimated cost to rebuild this building after a total loss and includes such things as labor and materials to meet current building codes and general contractor profit and overhead for your location. The actual reconstruction costs for this building may differ from this figure due to changes in economic conditions, building contractor availability, and specific building contractor attributes. The estimate does not include costs for such items as excavation, land value or detached structures. This information is to be used for insurance purposes only and is provided on the condition and understanding that it represents only an estimate and that the provider is not responsible for good faith errors.