

PLEASE IMAGE INTO SIRE

CITY OF HUNTINGTON BEACH FLOOD VALUATION WORKSHEET

New Construction and Substantial Improvement
Effective October 15, 2001 (*Revised October 22, 2010*)

DISCLAIMER: Values may be subject to change based on the time you submit for plan review.

Property Owner: _____

Address: _____

Legal Description:

Lot No: _____ Tract No: _____

Flood Zone: _____ Base Flood Elevation/Depth: _____

Lowest Floor Elevation _____

Prepared By (city staff only) _____ Date: _____

MARKET VALUE:

A structure's market value is determined from the current per sq. ft. values identified below less depreciation based on the age of the structure (excluding the land). As an alternative, an appraisal from a qualified real estate appraiser may be submitted which indicates the depreciated value of the existing structure (excluding the land). The appraisal must be dated within 90 days of plan check submittal to the City.

Existing area per city records: (*Do not count detached structures. Verify permits were finalized.*)

_____ sq. ft. Residential area	\$170.60/sq. ft.	= \$ _____
_____ sq. ft. Attached Garage area	\$51.50/sq. ft.	= \$ _____
_____ sq. ft. Attached Open Carport	\$18.00/sq. ft.	= \$ _____
_____ sq. ft. Attached Patio Cover (open)	\$18.00/sq. ft.	= \$ _____
_____ sq. ft. Attached Enclosed Patio	\$85.30/sq. ft.	= \$ _____
_____ sq. ft. Attached Balcony/Solid Patio Cover	\$26.00/sq. ft.	= \$ _____
	Total Value	= \$ _____

Building Age	Depreciation Factor
0 to 10 years old	3%
11 to 20 years old	6%
21 to 30 years old	9%
31 to 40 days old	12%
41 to 50 years old	15%
Over 50 years old	18%

Bldg. Date: _____

Depreciation cost taken from Marshall & Swift depreciation factors

Total Value x Depreciation Factor = Depreciation \$ _____

Total Value – Depreciation = Market Value \$ _____

MAXIMUM VALUE INCREASE

(Maximum cost of construction) = \$ _____
(Market Value x 50% less \$1)

PROPOSED VALUE:

_____ sq. ft. Residential area addition	\$170.60/sq. ft.	= \$ _____
_____ sq. ft. Residential area remodel	*Up to \$170.60/sq. ft.	= \$ _____
_____ sq. ft. Attached Garage area	\$51.50/sq. ft.	= \$ _____
_____ sq. ft. Attached Open Carport	\$18.00/sq. ft.	= \$ _____
_____ sq. ft. Attached Patio Cover (open)	\$18.00/sq. ft.	= \$ _____
_____ sq. ft. Attached Enclosed Patio	\$85.30/sq. ft.	= \$ _____
_____ sq. ft. Attached Balcony/Solid Patio Cover	\$26.00/sq. ft.	= \$ _____
	**TOTAL VALUATION	= \$ _____

Construction cost estimates may be provided in lieu of proposed per sq. ft. values. See back of worksheet for details.

* Per sq. ft. value to be determined by the Department of Planning and Building
 **Total valuation may be different from building permit valuation

GUIDELINE FOR CONSTRUCTION COST ESTIMATES

The following is a list of guidelines for preparing construction cost estimates that will aid in determining a structure's total improvement value. The estimate shall be provided by a licensed contractor and shall contain all improvement costs including all other individual site improvements identified below. The estimate shall be submitted to the city on the attached construction cost worksheet along with a copy of the signed construction contract. Please consult with the Planning Division should you have any questions regarding the preparation of the worksheet.

Improvement Costs That Must Be Included:

- ◆ All Structural Elements, including but not limited to:
 - *Spread or continuous foundation footings and pilings*
 - *Monolithic concrete slab foundations*
 - *Bearing walls, tie beams, and trusses*
 - *Wood reinforced concrete decking or roofing*
 - *Floors and ceilings, including insulation*
 - *Attached decks, stairways, and porches*
 - *Interior portion walls*
 - *Exterior wall finishes*
 - *Windows and doors*
 - *Roof sheathing*
 - *Roof re-shingling or re-tiling*
 - *Roof dormers*
 - *Balconies*
 - *Hardware*
- ◆ All Interior Finish Elements, including but no limited to:
 - *Floor cover such as tile, wood, vinyl, carpet marble, etc.*
 - *Wall and ceiling finishes such as drywall, painting, stucco, plaster, wood paneling, marble, etc.*
 - *Kitchen, utility, bathroom and garage cabinets and counter tops*
 - *Built-in bookcases, cabinets, entertainment centers, aquariums, bars wine racks, etc.*
- ◆ All Utility and Service Equipment, including but not limited to:
 - *HVAC equipment including ducting, boilers, chillers, etc.*
 - *Plumbing services including water heaters, sinks, fixtures, toilets, showers, tubs etc.*
 - *Electrical services including light fixtures, ceiling fans, etc.*
 - *Built-in appliances including dishwashers, ovens, ranges, garbage disposers, trash compactors, etc.*
 - *Central vacuum systems*
 - *Water filtration, conditioning or recirculation systems*
- ◆ Donated or Discounted Materials
 - *The value of donated or discounted materials must be included at their full market value and estimated as though they were purchased during a normal market transaction.*
- ◆ Self or Volunteered Labor
 - *The value of self or volunteered labor must be estimated at prevailing wages for the appropriate type of construction wage scale.*
- ◆ Miscellaneous Costs That Must Be Included:
 - *Labor and other costs associated with demolishing, removing, or altering of building components*
 - *Overhead and profit*

Improvement Costs That May Be Excluded:

- ◆ Debris Removal and Clean-up Costs
 - *Removal of debris from building or lot, dumpster rental, transport fees to landfill, or landfill dumping fees.*
 - *Dirt and mud removal or building dry out, etc.*
- ◆ Outside Improvements
 - *Landscaping, sidewalks, fences, yard lights, swimming pools, screened pool enclosures, shed, gazebos, detached structures (including garages), landscape irrigation systems, wells and septic systems.*
- ◆ Items Not Considered Real Property
 - *Throw rugs, furniture, refrigerators, other contents not connected/attached to, or part of, the structure*
- ◆ Other Excludable Costs
 - *Plans and specifications, surveys, permit fees*

CONSTRUCTION COST WORKSHEET		Bldg. Permit No.	
Property Owner:		Prepared by:	
Property Address:		Contractor & License No.:	

Improvement Type	Material/Improvement Cost
<ul style="list-style-type: none"> ◆ All Structural Elements, including but not limited to: <ul style="list-style-type: none"> - Spread or continuous foundation footings and pilings - Monolithic concrete slab foundations - Bearing walls, tie beams, and trusses - Wood reinforced concrete decking or roofing - Floors and ceilings, including insulation - Attached decks, stairways, and porches - Interior portion walls - Exterior wall finishes - Windows and doors - Roof sheathing - Roof re-shingling or re-tiling - Roof dormers - Balconies - Hardware 	<ul style="list-style-type: none">\$ _____\$ _____\$ _____\$ _____\$ _____\$ _____\$ _____\$ _____\$ _____\$ _____\$ _____\$ _____\$ _____\$ _____
<ul style="list-style-type: none"> ◆ All Interior Finish Elements, including but not limited to: <ul style="list-style-type: none"> - Floor cover such as tile, wood, vinyl, carpet marble, etc. - Wall and ceiling finishes such as drywall, painting, stucco, plaster, wood paneling, marble, etc. - Kitchen, utility, bathroom and garage cabinets and counter tops - Built-in bookcases, cabinets, entertainment centers, aquariums, bars wine racks, etc. 	<ul style="list-style-type: none">\$ _____\$ _____\$ _____\$ _____
<ul style="list-style-type: none"> ◆ All Utility and Service Equipment, including but not limited to: <ul style="list-style-type: none"> - HVAC equipment including ducting, boilers, chillers, etc. - Plumbing services including water heaters, sinks, fixtures, toilets, showers, tubs etc. - Electrical services including light fixtures, ceiling fans, etc. - Built-in appliances including dishwashers, ovens, ranges, garbage disposers, trash compactors, etc. - Central vacuum systems - Water filtration, conditioning or recirculation systems 	<ul style="list-style-type: none">\$ _____\$ _____\$ _____\$ _____\$ _____\$ _____
<ul style="list-style-type: none"> ◆ Donated or Discounted Materials <ul style="list-style-type: none"> - The value of donated or discounted materials must be included at their full market value and estimated as though they were purchased during a normal market transaction. 	<ul style="list-style-type: none">\$ _____
<ul style="list-style-type: none"> ◆ Self or Volunteered Labor <ul style="list-style-type: none"> - The value of self or volunteered labor must be estimated at prevailing wages for the appropriate type of construction wage scale. 	<ul style="list-style-type: none">\$ _____
<ul style="list-style-type: none"> ◆ Miscellaneous Costs That Must Be Included: <ul style="list-style-type: none"> - LABOR - Other costs associated with demolishing, removing, or altering of building components - Overhead and profit. 	<ul style="list-style-type: none">\$ _____\$ _____\$ _____
TOTAL CONSTRUCTION/IMPROVEMENT/REPAIR VALUE\$ _____

Contractor Signature

Date

Property Owner Signature

Date