

## The perfect complement to **your appraisal program**

Maintain accurate estimates of replacement cost year-after-year with a custom valuation model developed exclusively for your organization. Models are created by industry experts using multiple valuation resources and include the flexibility to adjust based on a variety of property specific modifiers.

**Some of the resources and modifiers used include, but are not limited to the following:**

### Valuation Resources

- Direct costs
- Regional market analysis
- Producers Price Index
- Consumers Price Index
- Proprietary valuation resources

### Base Value Modifiers

- Zip Code
- Occupancy
- ISO Construction Class
- Condition

### Optional Property Modifiers

- Limited Access Site
- LEED/Green Certification
- Lifeline Facility
- Seismic/Windstorm Region
- And More

# VALUATION ESTIMATOR



## Experience valuation support through a software application

The AMP Valuation Estimator combines decades of valuation expertise with extensive technological know-how to bring you a solution designed to streamline your workflows and help keep insurable values up-to-date.

### With the AMP Valuation Estimator module, users can:

- Individually value select properties or value multiple properties at once
- Trend values for multiple properties
- Value water & wastewater treatment facilities using a proprietary model that considers more than just capacity
- Leverage AssetWorks' appraisal experts to assist with questions regarding property values and data elements

The screenshot displays two main sections of the software interface. The top section, titled 'Building Attributes Detail', lists various property characteristics and their corresponding values. The bottom section, titled 'Valuation Estimator Detail', provides a comparison between current and pending valuation data.

Building Attributes Detail					
Organization:	001 - SAMPLE ORG	Occupancy Attribute 1:	1 - DEAP FOUNDATIONS	Multiplier	1.0030
Site:	002 - SAMPLE SITE	Occupancy Attribute 2:	3 - EMERGENCY OPERATIONS CENTER		1.1234
Building:	003 - SAMPLE BUILDING	Occupancy Attribute 3:			
Occupancy:	SMS - HIGH SCHOOL	Modifier 1:	1 - INLAND		1.1209
ISO Construction Class:	2 - JOISTED MASONRY	Modifier 2:	4 - SEISMIC		3.0900
Frame Type:	1 - JOISTED MASONRY	Modifier 3:	3 - REMOTE		1.1900
Total SqFt:	3000	Modifier 4:			
Quality:	G - GOOD	Modifier 5:			
Region:	1 - NORTHWEST	Modifier 6:			
Base Cost Per SqFt:	\$98.23				

Refresh Attributes

Valuation Estimator Detail		
	Current	Pending
Valuation Source	4 - Trend Statement of Value	1E - Valuation Estimator
As of Date	10/31/2012	10/31/2013
Replacement Cost New	\$ 2,069,700.00	\$1,989,000.00
Cost Per Sq Ft	\$ 129.97	\$117.56
Exclusion Amount	\$ 0.00	\$119,340.00
Modelled Contents Value	\$ 676,800.00	\$46,900.00
EDP Value	\$ 0	
Comments *	2012 TREND	

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