

Moore Cost Estimator Calculation Summary

5/9/2022

Replacement Cost New Calculator



PIN: 2621-16-957-4730
 GFLA: 10,756
 Stories: 1.5 Story
 Structure / Exterior Wall: Frame structure, brick veneer
 Structure Quality: Excellent Plus
 Uses (Finish) Quality: Excellent Plus
 Last Sale Date: 9/6/2019
 Sale Amount: 2,300,000
 Land Market Value: 656,250
 Estimated Cost Plus Land: 2,687,100
 Labor Materials & Equipment Location Factor: 0.97

2305 NW Grand Blvd Nichols Hills, OK 73105

Primary Building Structure	Component/Type	Units	Quality	Estimated Value
Floor 1 - 1st Floor	Subtotal			2,543,800
	Structural Shell	654 LF	Exc Plus	700,800
	Structural SF Areas	10,156 SF	Exc Plus	223,400
	Uses (Finishes)	10,156 SF	Exc Plus	1,619,600
Floor 2 - 2nd Floor	Subtotal			180,800
	Structural Shell	100 LF	Exc Plus	79,600
	Structural SF Areas	600 SF	Exc Plus	6,000
	Uses (Finishes)	600 SF	Exc Plus	95,200
Floor 3 - Basement	Subtotal			179,900
	Structural Shell	120 LF	Exc Plus	39,300
	Structural SF Areas	800 SF	Exc Plus	13,600
	Uses (Finishes)	800 SF	Exc Plus	127,000
Building Floors Total				2,904,500

Exterior / Special Features	Component/Type	Units	Quality	Estimated Value
Open Frame Porch (OFP)	Wood Frame	460 SF	Avg	14,300
Open Frame Porch (OFP)	Wood Frame	1776 SF	Avg	56,300
Open Frame Porch (OFP)	Wood Frame	1584 SF	Avg	48,300
Total Other Exterior / Special Features				118,900

Other Improvements	Component/Type	Units	Quality	Estimated Value
Attached Garage	Brick	1092 SF	Avg	50,200
Driveway	Concrete Flatwork	2000 SF	Avg	10,900
Cabana	Wood Frame	3588 SF	Avg	118,400
Pool	Concrete	1000 SF	Avg	65,400
Canopy Over Patio	Wood Frame	600 SF	Avg	10,200
General Purpose Shed	Wood Frame	612 SF	Avg	20,500
Greenhouse	metal frame / glass	144 SF	Avg	13,100
Allowance			Avg	
Laundry			Ave	-
Total Other Improvement Costs				288,700

Property Summary	Location Adjusted RCN	Depre %	Depre Amt	Estimated RCNLD
Building Structural Elements	1,030,800	49.0%	505,100	525,700
Building Uses (Finsh)	1,786,500	30.0%	536,000	1,250,600
Building Subtotal	2,817,300		1,041,100	1,776,300
Exterior / Special Features	115,300	25%	28,800	86,500
Other Improvements	280,000	40%	112,000	168,000
Total Building and Improvements	3,212,600		1,181,900	2,030,800
Land Market Value				656,250
Estimated Cost Approach Value				2,687,100
Cost per SF with Land			\$	249.82
Cost per SF without Land			\$	188.81

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