



**CITY OF NEWPORT BEACH**  
**COMMUNITY DEVELOPMENT DEPARTMENT**  
**BUILDING DIVISION**

100 Civic Center | P.O. Box 1768 | Newport Beach, CA 92658-8915  
[www.newportbeachca.gov](http://www.newportbeachca.gov) | (949) 644-3200

**SUBSTANTIAL IMPROVEMENT COST DETERMINATION**

PROPERTY ADDRESS: \_\_\_\_\_ DATE: \_\_\_\_\_

APPLICANTS NAME: \_\_\_\_\_

CONTACT NUMBER: \_\_\_\_\_ LICENSE #: \_\_\_\_\_

**CONSTRUCTION COST DETERMINATION**

Primary Description of Work Under the Proposed Permit: \_\_\_\_\_ Valuation  
 \_\_\_\_\_ (A1)\$ \_\_\_\_\_

| Permit #                                       | Description of Work | Valuation    |
|--|---------------------|--------------|
| 1. _____                                       | _____               | (A2)\$ _____ |
| 2. _____                                       | _____               | (A3)\$ _____ |
| 3. _____                                       | _____               | (A4)\$ _____ |
| 4. _____                                       | _____               | (A5)\$ _____ |
| (A1+A2+A3+A4+A5+A6) <b>Combined Valuation:</b> |                     | (A6)\$ _____ |

**MARKET VALUE ESTIMATE B1 + B2**

Values based on:

Habitable \_\_\_\_\_ SQ x \_\_\_\_\_ /SF = (B1) \$ \_\_\_\_\_

Market appraisal completed by  
 an MAI designated appraiser

Garage \_\_\_\_\_ SQ x \_\_\_\_\_ /SF = (B2) \$ \_\_\_\_\_

Estimate per City Policy NBMC  
 15.50

Total = (B3) \$ \_\_\_\_\_

**MARKET VALUE DETERMINATION**

- (B3) Value of Structure: \$ \_\_\_\_\_
- Percent Depreciation: \_\_\_\_\_ %
- Depreciation Amount: \$ \_\_\_\_\_
- (A7) Total Value:** \$ \_\_\_\_\_

| A - Excellent Condition | B - Good Condition | C - Average Condition |
|-------------------------|--------------------|-----------------------|
| 0-3 Yrs = 3%            | 0-5 Yrs = 3%       | 0-5 Yrs = 5%          |
|                         | 5-10 Yrs = 7%      | 5-10 Yrs = 9%         |
|                         | 10-15 Yrs = 11%    | 10-15 Yrs = 13%       |
|                         | 15-20 Yrs = 14%    | 15-20 Yrs = 18%       |
|                         | 20-25 Yrs = 17%    | 20-25 Yrs = 23%       |
|                         | 25 + Yrs = 20%     | 25-30 Yrs = 27%       |
|                         |                    | 30 + Yrs = 30%        |

**(A6) Combined Valuations** ≥ or ≤ 50%  
**(A7) Total Value**

(A6) \_\_\_\_\_ =  
 (A7)

**DETERMINATION (For Staff Use Only)**

- Maintenance / Repair     Not Substantial Improvement  
 Health & Safety         Substantial Improvement

Approved By: \_\_\_\_\_  
 Date: \_\_\_\_\_