

# Marshall & Swift® Cost Approach Solutions

Fast, Reliable Structure Valuations Right at Your Fingertips

## Our Company

Information is at the core of smart decision making. It drives strategy, solutions, revenue and ultimately, business success. It is only logical that it come from a superior source—that's CoreLogic®.

The addition of Marshall & Swift® to CoreLogic creates an even stronger foundation, deeper expertise and increased versatility in property risk data, analytics and portfolio management for your business workflow.

CoreLogic produces the proprietary Marshall & Swift Residential, Commercial and Agricultural Building Cost Data and delivery methods that feature a comprehensive product suite of cost manuals, specialty publications and software solutions used by a diverse range of professionals.



**5.5B+**

Property Records  
Spanning 50+ Years



**200+**

Analytical Models

# The Cost Approach

## A Critical Reality Check for Value

The Cost Approach, which is the theory that the value of a property can be estimated by summing the land value and the depreciated value of improvements, has always served as a crucial quality control function to verify market-based estimates and help identify a potential runaway or rapidly declining market. The Cost Approach is one of the most reliable valuation methods, providing a much needed reality check in both strong and weak markets.

### PROUDLY SERVING THE FOLLOWING BUILDING PROFESSIONALS:



Appraiser and Appraisal Management Personnel



Real Estate Lawyers



Assessors



Real Estate Inspectors



Educators



Banking Professionals



Commercial Property Insurers



Real Estate Agents



Property and Preservation Contractors



CAMA Resellers

# Products

## Cost Manuals

### Marshall & Swift Valuation Service

Our flagship cost manual is the complete and authoritative appraisal guide for developing replacement costs and depreciated values of commercial structures. It references more than 30,000 component costs, over 300 building occupancies and includes costs for “green” features. Eliminate the guesswork of the Cost Approach.

### Residential Cost Handbook

With six classifications for building quality and corresponding descriptions and photographs of a wide variety of construction styles and qualities, this cost manual helps eliminate the guess work of residential valuations. You get thousands of square foot and component costs for every type of residence. Improve the consistency and accuracy of your property valuations.

## APIs

### Marshall & Swift Valuation Platform Online

The most comprehensive cost approach data for mass appraisal is now online. You can access the Marshall & Swift Valuation Platform engine via web services provided by CoreLogic. Save time and staffing needs to perform update deployments.

### Marshall & Swift Valuation Platform

The next-generation cost approach calculation engine has the ability to integrate with your custom user interface. It follows the same methodologies and algorithms as our flagship product. Bring improved performance to mass appraisal systems.

## Online

### SwiftEstimator®

SwiftEstimator® is a powerful online suite of property appraisal applications that delivers real time cost data for all of your appraisal needs. You can create fast, reliable valuations for any residential or commercial property. Get data available 24/7 from any location.

## Desktops

### Commercial Estimator™

This desktop application gives you access to accurate costs on more than 300 building occupancies. You can create detailed reports with as little as five pieces of data. Get defensible values that help you stay in full regulatory compliance.

### Residential Estimator™

Residential Estimator™ allows you to create unlimited cost approach reports with an easy-to-use desktop application. You can produce an entire report for new replacement costs values by entering building data into as few as five specified fields. Produce and manage accurate cost reports in a fraction of the time.

## Training

### Cost Approach Certification Programs

The Cost Approach Certification Program arms you with the knowledge and skills necessary to put Marshall & Swift market data to work for your organization. Understand construction costs as well as we do.

# Solutions

## Appraisal Services

We provide the appraisal industry with the data necessary to complete Cost Approach valuations for any commercial or residential property in the field. Meet your unique challenges with our acclaimed cost data and innovative new solutions.

## Government Services

State, local and federal government agencies throughout the U.S. and Canada hold Marshall & Swift costs and methodologies as the standard for calculating the Cost Approach. Get fresh new insights with automated valuation technologies that integrate with Computer Assisted Mass Appraisal (CAMA) and Geographic Information Systems (GIS).

## Lending Services

Accurate valuations are at the heart of any successful real estate finance program. In order to ensure the integrity of prospective loans, lending institutions must employ an effective review that confirms figures and prevents over-inflated estimates. Keep your appraisal divisions organized and help reduce the potential for lending losses with our Lending Services.

## Tax Consulting Services

Tax consultants and cost segregation professionals rely upon our building/component cost data to determine depreciation values of assets for cost segregation studies. Get a deeper look at the valuation/classification of allowed deductions for residential properties with our customized online reporting applications.

## Training Services

Designed with the busy appraisal and financial professional in mind, our industry leading training improves your product knowledge, while enhancing your productivity, level of expertise and overall performance. You get state-of-the-art, web-based technology. Stay ahead of the curve and address the rapidly changing demands of the appraisal and financial industries.

For more information, contact Randy Cook at [rcook@corelogic.com](mailto:rcook@corelogic.com) or call 213-399-1444

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