

We have a mutual interest - **you.**

Bulletin 24-07

TO: All Mutual of Wausau Agents
FROM: Michael Moore, VP-Underwriting
DATE: December 5, 2024
RE: E2Value calculations

We've recently noticed that E2values aren't aligning with our set parameters, which has caused a bit of confusion.

To ensure consistency, please use your best judgement in following the general guidelines outlined below. We understand that exceptions may occur, but they should not be the norm. Please remember, E2values are estimates, so accuracy is key to proper coverage and risk pricing.

Guidelines for Mutual of Wausau E2values

- **Functional Replacement Cost:** Use for ALL dwellings built before 1950.
- **Full Replacement Cost:** Use for dwellings built after 1950.
- **Living Area:**
 - Only use the ground floor square footage as the main living area.
 - Second-story square footage should be entered in Additional Areas as follows:
 - ¾ or full second story = ¾ story
 - ½ = ½ story
- **Basement - List the following separately as Additional Areas:**
 - Fully finished living space = Basement, Finished Below Grade
 - Partially finished areas (ie: drywall with no finished floor or ceiling) = Basement, Partially Finished
 - Totally unfinished areas = Basement, Unfinished
- **Porches and Decks**
 - Square footage of any porch (open or enclosed) or deck should be included in the Additional Areas section
- **Architectural Styles:**
 - Most common styles = Basic, Ranch, Bi-Level, Cape Cod and Vernacular Folk
- **Type of Construction:**
 - Single or Doublewide on a slab must be entered under the Mainstreet Evaluation as a Manufactured Home
 - Manufactured Home on a basement can be entered in Pronto using Modular Construction

- **Quality of Construction** (based upon above-grade living area):
 - Under 800 sq ft = Basic
 - 800 - 1400 sq ft = Modest/Fair
 - 1400 - 2200 sq ft = Average/Standard
 - Over 2200 sq ft = Above Average
- **Roof Covering:**
 - For metal roofs, please select either steel or metal/ribbed classification; the value change is minimal.
- **Description of Locale:**
 - Use “town” or “suburban” in most cases.
 - For reference, Milwaukee is considered a small city, while Green Bay and Madison are considered towns.
 - Only use “rural” if the property is over 90 miles from the nearest town.

Thank you for your attention to this matter, and as always, feel free to reach out to your underwriter if you have any questions.