

ADJUSTMENTS FOR COMPS
 "Appraising is an Art, not a Science"
 September 2011

SQUARE FOOT	Maplebrook	35
	Ashbury	45
	White Eagle	50
	\$1 Million +	75

EXTERIOR	Brick Face	\$3-5,000
	Full Brick	\$5-10,000
	Cedar vs Alum	equal
	Dryvit	Dryvit to Dryvit only
	Cedar Sh Roof	0

GARAGE	2 car vs 3 car	\$15,000
	1 car vs 2 car	\$5,000
	Side Load	\$2,500
DRIVEWAY	Concrt vs Ash	0
	Brick Paver	\$3,500

FENCING		0
PATIO		\$1,000
DECK		\$1,500
Conc Patio vs Deck		\$1,000
BrPaver Patio vs Deck		\$500
LANDSCAPING	250-500K Home	\$3000-\$5000
	500K+	\$5000-\$12,000
PORCH	Front Porch	\$1,000
	Screened Porch	\$2500-\$5000
	3 Season	\$5-\$7000
	Enclosed/Heated	\$7000-sf\$

BARN (alum)	80 X 40 sl drs	\$18,000
* see	60 X 39 2 doors	\$12,000
Susan Chylek	Stall w/sl doors	\$2,800
	Stall w/sw gate	\$1,000

LOCATION	ByHg Tens Wire	\$20,000
	Cul-de-sac	\$5,000
	Backs to busy	\$20,000
	Main thorough	\$10,000
	Backs to park	\$5-\$10,000

BASEMENT	None	\$10-\$20,000
	Walk-out Door	\$5,000
	Full walk Out	\$10-20,000
	English Basement	\$5-7500
	3/4 vs Full	\$5-7000
	Finished	\$7500-20,000

TIME OF SALE	Prefer under 30 days	.3% per month
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Central Air	\$2,500
Dual Heat vs Sing	0
Fireplace	\$2500-\$5000
2nd Fireplace	Discounted
1/2 bath 250K home	\$2,500
Full Bath	\$4000-\$8000
Basement Bath	Discounted
3 baths up	10K

Skylite	0
Security System	\$1500-\$3000
Central Vac	\$1000-\$2000
Sprinkler System	\$2-\$3000
Water Softner	0
Intercom	\$1500-2500
Electric Door Op	0
Blinds	0
Drapes	0

Appliances	Rarely Adj
Stainless Steel Pkg	\$2,500
Hard Surface Counter	\$5000-\$10,000
Corian vs Granite	\$5,000

Gas Log Lighter	0
Whirlpool	\$1,500
Hot Tub	0-\$1500
Above Ground Pool	0
Inground Pool (by area)	\$5-7500

Volume Ceilings	\$3,000
8' vs 9' Ceilings	\$2500-5000

Den 1st Floor	\$5,000
Basement Bdrm	\$3,500
1st Flr Laundry vs Bs	\$1500-\$2000
1st Fl vs 2nd Flr Laun	wash

MUST SEE THE COMPS	
Upgrade Adjustment	\$5-\$25,000
Cond/Modernization	\$5-\$25,000
Exterior Design	\$2500-10,000
Upgrade Appliances	\$2500-5000
Utility of floor plan	\$5-\$40,000

STIGMA TO SALE	
AREA DICTATES	

This is to be used as a guide only. Seek advice of Teammates, Leadership and your favorite appraiser.