

ADJUSTMENTS

	\$100,000-300,000	\$300,000-550,000	\$550,000-1,000,000
Above Grade Living Area (over 99 sq.ft. difference)	\$ 25-30 sq.ft	\$ 30-35 sq.ft.	\$ 35-45 sq.ft.
Bedrooms Above Grade	Must use at least one sale having the same bedroom count		
Bathrooms(full)	\$3,000	\$4,000-\$5,000	5,000-8,000
Bathrooms(half)	divide full bath in half		
All Brick	\$7,500-10,000	\$10,000-15,000	\$20,000-30,000
Brickfront	\$5,000-7,500	\$7,500-10,000	\$10,000-15,000
Siding with Brick	\$2,500-3000	\$3,000-5000	\$5,000-7,500
Foundation			
Crawl or Slab	-	-	-
Basement	\$7,500-10,000	\$10,000-15,000	\$15,000-20,000
Partial Basement (split-levels and Built-in garages)	\$5,000	\$7,500	\$10,000-12,500
Garages (per car)	\$3,000-4,000	\$4,000-5,000	\$5,000-7,500
Carports	\$1,500-2,000	\$2,000-2,500	\$2,500-3,000
Acreage per acre	\$3,000	\$5,000-\$7,500	\$7,500-10,000
Adjusted for \$1,000 and more			
Age per year difference		\$200	
Condition (Avg/Good)	3,000-5,000	5,000-7,500	7,500-15,000
Porch	4,000	5,000-7,000	7,000-10,000
Deck	3,000	3,000-4,000	5,000-7,500
Fence or Shed	\$1,000	\$1,000-2,000	\$2,000-5,000

Rooms Below Grade-Basement means 1 inch below ground make entire level basement

Bedroom	2,000-3,000	3,000-5,000	5,000-7,500
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Den (without a closet) essentially same as bedroom

RecRoom

Red flags- Must have sales which have similar amenity

2 bedrooms above grade

1 bath above grade

Large outbuildings

2nd kitchens

Smaller than typical square footage

Larger than typical lots

Poor condition

In-law suites

Style

Age-Older than typical

Water-amenity

Waterfront-sunrise or sunset

Water-view- many different levels of quality of view

Waterfront without piers, riprap, bulkheading, feet of frontage, depth of water,lake property in Drum Point and Chesapeake Ranch