

Typical Adjustments

Item/Price Range	<\$100K	\$100K-\$200K	\$200K-\$300K	\$300K-\$400K	\$500K+
Fronts Busy Street (not major carrier)	\$1000-\$3000	\$1,000-\$5,000	\$3,000-\$10,000	\$7,500+	\$10,000+
Lg. CDS/Corner Lot (no add'l traffic)	\$1,000-\$3,000	\$3,000-\$8,000	\$5,000-\$12,000	\$8,000+	\$12,000+
Backs High Voltage Line	\$1,000-\$3,000	\$2,500-\$7,500	\$5,000-\$10,000	\$10,000+	\$15,000+
Backs Commercial	\$1,000-\$3,000	\$2,500-\$7,500	\$5,000-\$10,000	\$10,000+	\$15,000+
Golf or Gd. Creek Lot	\$1,000-\$3,000	\$2,500-\$7,000	\$4,000-\$25,000	\$10,000-\$35,000	\$25,000+
Difference in SF (per SF)	\$20-\$25/SF	\$25-\$35/SF	\$35-\$40/SF	\$40-\$45/SF	\$50-\$75+
Two Car vs. Three Car	\$2,000	\$4,000	\$6,000	\$6,000	\$7,500
Pool/Spa (age is factor-can go to zero)	\$5,000-\$10,000	\$8,000-\$20,000	\$12,000-\$30,000	\$12,000-\$35,000	\$15,000-\$45,000+
Fireplaces	\$1,500	\$2,000	\$2,000	\$2,500	\$3,500
Baths	\$2,000	\$3,000	\$4,000	\$4,000	\$5,000
1/2 Bath	\$1,000	\$1,500	\$2,000	\$2,000	\$2,500
Sprinkler System	\$1,000	\$1,500	\$2,000	\$3,000	\$4,500
New Cpt/Paint	\$5,000	\$7,500	\$10,000-\$15,000	\$10,000+	\$15,000+
Above Ground Pool	0	0	0	0	\$0
Outdoor Kitchen		\$2,000-\$4,000	\$2,500-\$7,000	\$3,000-\$15,000	\$5,000-\$15,000+

Note: These are rough guidelines. There will always be special cases where the adjustment will be out of this range.

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