

# Adjustments:

**BEDROOMS** - \$5,000 (Unless 5th or More Bedroom Than Use \$2,500)

**BATHROOMS** - \$5,000 (Master - \$7-8K)

**SQUARE FOOTAGE** - (Use Only If One Comp Has Different Basement Than Subject Property (Finished vs. Unfinished)) - Calculate Out Upper SqFt & Use \$20-\$30 Less Per SqFt For Lower Level

**GARAGE** - Each Additional Stall Is \$6,000

**HEATED GARAGE/WALKOUT BASEMENT** - \$2,500

**ATTACHED GARAGE (Compared To Detached)** - \$3,000

**GARAGE ACCESS TO INTERIOR OF HOME** - \$2,500

## HEATING/COOLING SYSTEMS:

**WINDOW A/C (Compared To Regular A/C)** - \$3-5K

**HOT WATER HEAT (Compared To Forced Air + A/C Unit)** - \$5K

**WHIRLSBO IN FLOOR HEAT** - \$5-10K

**DECK** - \$5,000 (More For A Super Awesome Deck)

**ACREAGE** - As Needed

**OUTBUILDINGS** - As Needed

**CUL-DE-SAC** - \$5,000

**POND OR PRIVACY IN BACKYARD** - \$10K

**VINYL SIDING** - \$5,000 (Adjust Higher For Hardie Siding)

**UPDATES/CONDITION** - As Needed (Don't Overvalue Updates)

**APPRECIATION** - Last Year's % Divided By 12 Then Add Up Based On Date