

Sample Evaluation Figures

The following figures are for illustration purposes only. They may or may not reflect the actual values in your marketplace. **DO NOT** use these values in formulating actual CMAs without verifying their accuracy for your marketplace.

Air Conditioning

Central vs none	\$2,000—\$6,000
Functional window unit	\$250
Whole house ceiling fan	\$1,000—\$2,500

Appliances

Oven/range and dishwasher are expected to remain in the home.

Make adjustment for appliances in very bad condition or if there are upscale (Viking, Sub-Zero) appliances in one but not the other\$0—\$500 each

Age

No adjustment may be needed for less than 5 years25%—.5%/year

Basement

Partial versus none	\$ 8,000—\$15,000
Full versus none	\$15,000—\$20,000
Walk out - add to above	\$ 5,000—\$10,000

Basement (finished)

Below average finishing	\$0—\$3,000
Average finishing	\$5,000—\$10,000
Superior finishing	\$10,000—\$20,000

Bathrooms

For each ½ bath difference	\$1,500—\$3,000
For each full bath difference	\$2,500—\$5,000

Bedrooms (only if functional and not in basement)

3 vs 2	\$6,000—\$8,000
4 vs 3	\$4,000—\$6,000
5 vs 4	\$3,000—\$5,000

Brick (All brick – not face brick)..... \$4,000—\$10,000

Busy Street (deduction)

Backing to a busy street	\$2,000—\$5,000
Fronting a busy street	\$5,000—???

Deck

14 x 14	\$2,000—\$4,000
Multilevel and very large	\$8,000—\$12,000

Dining Room

“L” or combination versus none	\$2,500—\$5,000
Separate versus “L”	\$1,000—\$4,000
Separate versus none	\$4,000—\$8,000

Family Room (first floor)	\$8,000—\$25,000
On main living level versus in the basement	\$2,000—\$8,000

Fireplace	\$4,000—\$6,000
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Fence	\$2,000—\$4,000
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Garage

Per stall	\$5,000—\$10,000
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Laundry Room (1st or 2nd Floor – not in basement)	\$2,000—\$8,000
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Lot Size

If lot is significantly larger in same neighborhood (20% or more) Up to \$10,000
Depth over 150’ does not add value
Corner lot may be a deduction of up to \$10,000 if no back yard

Patio

10 x 20 concrete	\$1,000
Very large free form aggregate stone	\$2,000—\$5,000

Pool – depending on location

In-ground – possibly	\$6,000—\$10,000
Above-ground—no value—may have negative value	

Porch

Screened v patio or deck	\$2,000—\$5,000
Screened w/permanent roof and footings	\$5,000—\$10,000
Permanent with windows	\$10,000—\$20,000

Square Footage

You will need to calculate the per square foot price. Sales price divided by square footage. Determine a square foot price that's reasonable and use the same value for each comp. Many experienced agents and appraisers will use 35–50% of the number.
