

Adjustments

Disclaimer: These are NOT guaranteed numbers. They are simply guidelines that can vary greatly from house to house. Keep in mind that the value is determined by the TYPICAL buyer.

- Full bath \$3,000 - \$6,000
- 1/2 bath \$1,500 - \$3,000
- 2 car garage \$10,000 - \$15,000
- 1 car garage \$5,000 - \$7,500
- Built shed \$5,000 - \$7,000
- Sprinkler system \$1,500 - \$2,500
- Brick vs Stucco \$5,000 - \$8,000
- Brick vs Hardi \$3,000 - \$3,500
- Hardi vs Stucco \$3,000 - \$3,500
- Wood floors vs none \$4,000 - \$6,000
- Age of more than 5 years \$750 - \$1,000 per year (very subjective)
- In ground pool \$7,000 - \$14,000
- Privacy fence \$2,500 - \$4,000
- Chain link \$750 - \$1,250
- Bedrooms \$1,000 - \$1,500