

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