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UPDATED 2/03

TYPICAL ADJUSTMENTS FOR LAWA SINGLE FAMILY APPRAISALS

- Location: No adjustment
- Site: \$2.50/s.f. over 1,000 s.f.
- Bedroom: \$5,000 2 vs 3
- \$3500 3 vs 4
- Over 4/ n/a
- Bathroom
 - a. 6000 1 vs 2
 - b. 4000 2 vs 3
 - c. 1 vs 1.5: \$ 2,500
 - d. 1.5 vs 2 : \$ 2,000
 - e. 2 vs 2.5 \$2000
 - f. 2.5 vs 3 \$1500
 - Over 3 discuss
- Condition: Subject condition comments should be Average/ Good, etc. Comps will be broken down into 5 categories: Superior (-5-10,000), Slightly Superior (-5-3,000), Similar, slightly Inferior (+3-5,000), Inferior (+5-10,000). Condition adjustments must be explained & MLS or broker should be quoted as to why adjustment is appropriate. e
- Square Footage: \$40/s.f. Over 100 s.f.
- Heat: FAU vs wall/floor \$1000 (larger houses over 2000 s.f. \$2000)
- Air Cond.: Central: \$2,000 vs none
- Wall: \$500
- Parking: Garage: \$2,500 per garage space
- Carport: \$1,000 vs nothing
- Patio: Covered: \$1,500-\$2,500 / Open: \$1000 / Wood deck \$1000-\$2000 based on quality
- Enclosed: \$2,500 & up depending on quality, condition, etc. (typical \$4-5,000)
- Pool: \$12,000 (and spa) \$15,000 ?
- Spa: Above ground (permanently affixed) \$3,000
- In ground: \$5,000

Remodeling: Kitchen: \$7,500
Per Bath: \$2,500

- FPL: \$2,500



CURTIS - ROSENTHAL, LLC

RESIDENTIAL ACQUISITION DIVISION

SCOPE OF WORK AND INSTRUCTIONS TO APPRAISERS

Single Family Residential – Manchester Square Area

February 21, 2003

TYPICAL ADJUSTMENTS FOR LAWA SINGLE FAMILY APPRAISALS

- **Location:** No adjustment
- **Site:** @ 2.5/s.f. over 1,000 S.F.
- **Bedroom:**
 - a) \$ 5,000.00 2 vs. 3
 - b) \$ 3,500.00 3 vs. 4
 - c) Over 4 N/A
- **Bathroom:**
 - a) \$6,000.00 1 vs. 2
 - b) \$4,000.00 2 vs. 3
 - c) \$ 2,500.00 1 vs. 1.5
 - d) \$ 2,000.00 1.5 vs. 2
 - e) \$ 2,000.00 2 vs. 2
 - f) \$ 1,500.00 2.5 vs. 3
 - g) Over 3 is to be discussed
- **Condition:** subject condition comments should be Average/Good, etc. Comps will be broken down into 5 Categories: Condition adjustments must be explained & MLS or Broker should be quoted as to why adjustment is appropriate.
 - a) Superior (-5-10,000)
 - b) Slightly Superior (-5- 3,000)
 - c) Similar, slightly inferior (+3- 5,000)
 - d) Inferior (+5- 5,000)
- **Square Footage:** \$ 40.00/s.f Over 100 S.F.
- **Heat:** FAU vs. Wall/Floor \$1,000 (larger houses over 2,000 S.F. \$ 2,000.00)
- **Air Conditioner:**
 - a) Central: \$2,000.00 vs. none
 - b) Wall: \$ 500.00
- **Parking:**
 - a) Garage: \$ 2,500.00 per garage space
 - b) Carport \$ 1,000.00 vs. nothing
- **Patio:**
 - a) Covered: \$ 1,500.00 - \$ 2,500.00
 - b) Open: \$ 1,000.00
 - c) Wood Deck: \$ 1,000.00 - \$ 2,000.00 based on quality
 - d) Enclosed: \$ 2,500.00 & up depending on quality, condition etc. (typical \$ 4,000.00 to \$ 5,000.00)
- **Pool:**
 - a) W/out Spa: \$ 12,000.00
 - b) w/ Spa: \$ 15,000.00
- **Spa:**
 - a) Above ground (permanently affixed): \$ 3,000.00
 - b) In ground: \$5,000.00
- **Remodeling:**
 - a) Kitchen: \$ 7,500.00
 - b) Per Bath: \$ 2,500.00