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.
- 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
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