



# Appraisal Experts, Inc.

Kelly Kellogg 407-644-8885

CMA ADJUSTMENT GUIDELINES\*

2010

HOME PRICE:	\$125,000	\$250,000	\$500,000	\$1,000,000
Age	\$1,000	\$2,000	\$4,000	\$10,000
Open Pool	\$8,000	\$14,000	\$20,000	\$30,000
Screen Encl. Pool	\$10,000	\$20,000	\$25,000	\$35,000
Heated Spa	\$2,000	\$3,000	\$5,000	\$8,000
Screen Porch	\$3,000	\$5,000	\$9,000	\$15,000
Covered Porch	\$2,500	\$4,000	\$8,000	\$14,000
Screen Patio	\$2,000	\$3,000	\$5,000	\$8,000
Covered Patio	\$1,500	\$2,000	\$4,000	\$7,000
Fireplace	\$1,000	\$2,000	\$4,000	\$6,000
3 vs. 2 Car Garage	\$4,000	\$6,000	\$10,000	\$12,000-15,000
Wood Fence	\$1,000	\$1,500	\$2,000	\$4,000
Pond/Greenbelt Views	\$12,000	\$25,000	\$50,000	\$80,000 -100,000
Golf View (depends on area)	\$12,000	\$25,000	\$50,000	\$80,000 -100,000
Extensive C-tile	\$5,000	\$8,000	\$12,000	\$20,000
Hardwood Floor	\$5,000	\$8,000	\$12,000	\$20,000
Full Bathroom	\$3,000	\$5,000	\$8,000	\$10,000
Granite vs. Formica	\$3,000	\$8,000	\$10,000	\$15,000 - 18,000
Corian vs. Formica	\$2,000	\$5,000	\$7,000	N/A
Tile Roof vs. Shngls	\$9,000	\$12,000	\$15,000	\$20,000 - 25,000

© \* The above is a general guideline for resales. Exact adjustments vary depending on the area/condition/quality.

www.Appraisal-Experts.com  
 KKellogg@Appraisal-Experts.com

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 Winter Park, FL 32790

**Kelly Kellogg**  
 ST. CERT. RES. REA 0002727

(407) 644-8885  
 Fax (407) 677-8903

How to determine Price/SF Adjustment:  
 Diff BTW Sales Price  
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 Diff BTW Sq Ft  
 = \$\_/SF Adjustment

We service Metro Orlando, including: Orange, Seminole, Brevard, W. Volusia, Osceola Counties





# Appraisal Experts, Inc.

*Appraisals – Expertly Done, Rapidly Delivered!*

**Kelly H. Kellogg**  
ST. CERT. RES REA 0002727

Kelly Kellogg, President/Owner of Appraisal Experts, Inc. & Author, ABC's of a CMA is a second generation native of the Orlando area. After graduating from University of Florida, she sold real estate for 7+ years, and has 15 years experience appraising residential real estate in metropolitan Orlando area. Appraisal Experts ensures a RAPID turn-around and an EXPERTLY completed real estate valuation. The appraisers at Appraisal Experts, Inc. are professional, courteous, and Realtor friendly. Our valued clients include SunTrust, Wachovia, Relocation companies, mortgage companies, Realtors, and Attorneys.

## Services

Appraising Residential Real Estate in Metropolitan Orlando  
(Orange, Seminole, Osceola, Brevard, & West Volusia Counties)

- Residential
- FHA
- Lakefronts
- Relocation
- Condominiums
- Expert Testimonials
- Multi-Million \$ Properties
- Listing/Selling
- Vacant Land
- House Measures
- Consultation
- PMI Removal

## Resources

- Multiple Listing Service
- SupraKey Access
- ANSI Measurement Guide
- Marshall & Swift Cost Handbook
- County Public Records
- In-House Appraisal Database
- WinTotal

## Call for a Presentation or Personalized Workshop

We help agents become "experts" when making CMA adjustments, Market Absorption Rate.

- Assist 2 Sell
- Century 21
- Coldwell Banker
- Exit Realty
- Fannie Hillman & Assoc
- Keller Williams
- Kelly Price & Co.
- MLS Realty, Inc
- ORRA "View of Trenches"
- Re/Max Realty
- Watson Realty
- Weichert

**Thank you for referring Appraisal Experts, Inc.**

**(407) 644-8885 Fax (407) 677-8903**

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