

BPO Adjustments

GLA Adjustments

- \$20 - \$30 Low to Medium Bracket Homes
- \$30 - \$50 Medium to Higher Bracket Homes
- \$50 - \$100 Higher Bracket Homes

Garage / Carport

- \$6,000 2 Car Garage
- \$3,000 1 Car Garage
- \$5,000 2 Car Carport
- \$2,500 1 Car Carport

Age Difference

Adjustments should be made on the differences in the effective ages.

Effective age differences should be based on \$500-\$1,000 per year. i.e. Subject-A20/E15-
Adjustment +2,500

Quality of Construction

- Brick Superior – \$1.50 X sq. ft. to wood, vinyl, asbestos

Amenities

- In-ground Pools – no more than \$5,000
- Above ground Pool – NO value at all! (removal cost)
- Guest Homes - Cottages \$6,000 as would be a 2 car garage (Superadequacy)
- Fence- \$1,000- No More
- Porch - \$1,000
- Patio - \$1,000
- Deck - \$1,000

Basements

- Finished square foot - \$7.50 -\$15.00
- Unfinished square foot - \$3.00 - \$5.00

Built in Garages or Carports

- Same heat source as rest of home \$ ½ of GLA adjustment
- Different heat source (wall mount or fireplace) \$7.00 /sq. ft.

Condition adjustments

- Good - \$15,000 - \$20,000
- Average- \$ 7,000 - \$20,000
- Fair- \$ 2,500 - \$ 5,000
- Poor

BPO Quality Ratings and Definitions

- **Q1 – Custom/Unique Materials**

Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified user. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high level of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are of exceptionally high quality.

- **Q2 – Custom - High Quality Materials**

Dwellings with this quality rating are often custom designed for construction on an individual property owner's site. However, dwellings in this quality grade are also found in high-quality tract developments featuring residences constructed from individual plans or from highly modified or upgraded plans. The design features detailed, high-quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are generally of high or very high quality.

- **Q3 – Subdivision - Above Average Quality Materials**

Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner's site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from "stock" standards.

- **Q4 – Average – Builder Grade Materials**

Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.

- **Q5 – Economy – Basic Quality Materials**

Dwellings with this quality rating feature economy of construction and basic functionality as main considerations. Such dwellings feature a plain design using readily available or basic floor plans featuring minimal fenestration and basic finishes with minimal exterior ornamentation and limited interior detail. These dwellings meet minimum building codes and are constructed with inexpensive, stock materials with limited refinements and upgrades.

- **Q6 – Poor – Lowest Quality Materials**

Dwellings with this quality rating are of basic quality and lower cost; some may not be suitable for year-round occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the lowest quality building materials. Such dwellings are often built or expanded by persons who are professionally unskilled or possess only minimal construction skills. Electrical, plumbing, and other mechanical systems and equipment may be minimal or non-existent. Older dwellings may feature one or more substandard or non-conforming additions to the original structure. occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the lowest quality building materials. Such dwellings are often built or expanded by persons who are professionally unskilled or possess only minimal construction skills. Electrical, plumbing, and other mechanical systems and equipment may be minimal or non-existent. Older dwellings may feature one or more substandard or non-conforming additions to the original structure.

BPO Condition Ratings and Definitions

- **C1 - New**

The improvements have been very recently constructed and have not previously been occupied. The entire structure and all components are new and the dwelling features no physical depreciation.*

- **C2 - Excellent**

The improvements feature no deferred maintenance, little or no physical depreciation, and require no repairs. Virtually all building components are new or have been recently repaired, refinished, or rehabilitated. All outdated components and finishes have been updated and/or replaced with components that meet current standards. Dwellings in this category either are almost new or have been recently completely renovated and are similar in condition to new construction.

- **C3 - Good**

The improvements are well maintained and feature limited physical depreciation due to normal wear and tear. Some components, but not every major building component, may be updated or recently rehabilitated. The structure has been well maintained.

- **C4 - Average**

The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear. The dwelling has been adequately maintained and requires only minimal repairs to building components/mechanical systems and cosmetic repairs. All major building components have been adequately maintained and are functionally adequate.

- **C5 - Fair**

The improvements feature obvious deferred maintenance and are in need of some significant repairs. Some building components need repairs, rehabilitation, or updating. The functional utility and overall livability is somewhat diminished due to condition, but the dwelling remains useable and functional as a residence.

- **C6 - Poor**

The improvements have substantial damage or deferred maintenance with deficiencies or defects that are severe enough to affect the safety, soundness, or structural integrity of the improvements. The improvements are in need of substantial repairs and rehabilitation, including many or most major components.

Cost Estimates

- Interior painting \$1.70 per sq. ft. / Ceilings & trim \$2.00 per sq. ft.
- Exterior Trim work \$1.60 per sq. ft.
- Whole exterior \$1.25 per sq. ft.
- Carpet \$1.75 per sq. ft.
- Replace Roof
 - 2 story \$4.00 per sq. ft
 - 1 story \$3.50 per sq. ft
- Add .75 per sq. ft. for tear off