

Updated CMA Value Adjustments-March 2017

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|---|---|
| View of 3 Mountains, Valley, Etc.   | \$25K   |
| View of Mt. Hood  | \$20K   |
| Views of other Mtn.'s-No Mt. Hood   | \$15K   |
| Territorial Views   | \$10K   |
| River Views-On River Access   | \$75K   |
| Backs to Green Space-Premium Lot  | <b>\$10-15K</b>   |
| City Views/Lights/River   | \$10-20K  |
| Lake Views-Very Subjective See Sold's   |   |
| Incremental Acreage (Inside City Limits, Rural Reserve's/Urban Reserves Differ) |   |
| Clackamas   | \$20K per acre up to max of 10 then 10K per acre                        |
| Yamhill Cty.  | \$15K per acre " " 5K per acre  |
| Washington Cty.   | \$20K per acre " " 10K per acre   |
| Bedrooms  | \$5-15K (5K up to \$400K Houses 10K-15K above)                          |
| Bathrooms   | \$5-10K (3750-5K ½ bath & 7.5K-10K)                                     |
| Condition/Remodeling  | Varying & Subjective Based on Comps/Subject Upgrades A1, A2, A3, A4     |
| Yearly Depreciation/Age of Home   | \$1-2K not to exceed 10K  |
| Lot size  | 5K-10K for each group 1 Acre Below                                      |
| Siding Exterior   |   |
| LP  | \$5K-10K Deduction compared to Cedar-Hardy                              |
| Wood/Cedar  | Standard Baseline   |
| Hardy Plank   | \$2.5K-5K Deduction compared to Cedar-Maybe none if Stone included      |
| Additional Dwelling Unit-Permitted  | \$15-30K  |
| A/C   | \$3.5K  |
| Fireplaces  | \$3.0K  |
| Garage  | \$2.5K Tandem. 5-10K per standard Bay                                   |
| Neighborhood  | Varying factor subjective   |
| S.F Main  | \$40-\$60 SF Depending on Grade of Home                                 |
| S.F. Lower  | <b>\$25-30 SF</b> " "   |
| S.F. Lower Unfinished   | \$10-\$20   |
| S.F. Upper  | \$40-\$70 SF " "  |
| Street of Dreams Quality S.F. Adj.  | \$60-\$75 SF Incremental  |
| Pending Adjustments   | Depends on Time on the Market and Agent Confirmation                    |
| Short Sale-Difficult  | \$5-25K Subjective depending on Bank and Agent Confirmation             |
| Foreclosure-Less Difficult  | \$5K-\$20K Depends on initial listing price at or below market          |
| Master Bedroom Level  | \$5-10K Subject to Floor Plan and Neighborhood. Can be detriment w/kids |
| When Sold   | <b>5%-12% last 12 months 2016-17 Depends on City/MLS Area</b>           |
| Busy Roads  | \$10-30K  |
| Flag Lots   | \$10-20K  |
| No Paved Road   | \$15-40K Depending on drive   |
| Steep Driveway-Lots of Steps Up   | \$5k-20K Depending on number/Garage Under                               |

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