

**BPO ADJUSTMENT CHART**

\*\*\*This is a general guideline. Exceptions may be necessary\*\*\*

	<u>0-50K</u>	<u>100-300K</u>	<u>300-500K</u>
SQ FOOTAGE	\$5	\$10-\$15	\$15-\$20
BEDROOMS	\$4,000	\$5,000	\$10,000
FULL BATHS	\$4,000	\$5,000	\$10,000
HALF BATHS	\$2,000	\$2,500	\$5,000
2 GARAGE	\$4,000	\$5,000	\$10,000
2 CARPORT	\$2,000	\$2,500	\$5,000
AGE PER 10 YRS	\$1,000	\$2,500	\$5,000
POOL	\$2,500	5-10K	10-25K
CENTRAL HVAC	\$2,000	3-5K	5-10K
FENCE	\$500	1-2K	2-5K
1 ACRE LOT	\$2,000	3-5K	5-10K
FIREPLACE	\$500	\$1,000	\$2,000
NO DECK/PORCH/PATIO	\$500	\$1,000	\$2,000



	<u>POOR</u>	<u>FAIR/AVG</u>	<u>GOOD</u>
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**CONDITION OF SUBJECT**

<b>IS POOR</b>	<b>NO ADJ</b>	<b>-½ COST OF REPAIRS</b>	<b>-FULL COST OF REPAIRS</b>
<b>IS AVERAGE</b>	<b>+½ COST OF REPAIRS</b>	<b>NO ADJ</b>	<b>-½ COST OF REPAIRS</b>
<b>IS GOOD</b>	<b>+ FULL COST OF REPAIRS</b>	<b>+½ COST OF REPAIRS</b>	<b>NO ADJ</b>