Updated CMA Value Adjustments-**August 2017**

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	$10-15K
City Views/Lights/River	$10-20K
Lake Views-Very Subjective See Solds	Can be up to $200K depending on comps and location
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 10K for $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 (or $1k per .01 acres)
Siding Exterior	
Wood/Cedar	Standard Baseline
LP	$5K-10K Deduction compared to Cedar-Hardy
Hardy Plank	$2.5K-5K Deduction compared to Cedar-Maybe none if Stone included
Additional Dwelling Unit-Permitted	$15-30K
A/C & Heat Pump	$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	$20-25 SF " "
S.F. Lower Unfinished	$10-$20
S.F. Upper	$40-$70 SF " "
Street of Dreams Quality S.F. Adj.	$60-$70 Above Grade SF Incremental/$30-$35 finished basement
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.
When Sold	5%-12% last 12 mo.'s 2016-17 Check RMLS Data last 6 Months
Busy Roads	$10-30K
Flag Lots	$10-20K
No Paved Road	$15-40K Depending on length of drive
Steep Driveway-Lots of Steps Up	$5-20K Depending on number/garage under floor plan

This document or any portion contained herein may not be reproduced, copied, re-printed, distributed, emailed, or used in any way without the express PRIOR written consent of Dave Hopkins and Summa Pacific Cascade Realty