

## Property Items that Can Effect Value:

### Primary:

1. Location = Neighborhood  
Waterfront, Village, utilities  
Similar type homes (age, style, condition)
2. Style = Ranch to Ranch  
Capes to Capes  
Old Style to Old Style, etc.
3. Size = SFLA (Square Foot Living Area)  
Exterior Measurements of Heated Living Area  
Does Not Include Garage, Porches, Sheds – or any  
unheated enclosed areas
4. Condition = Poor – Needs A lot of work  
Fair – Needs some work  
Normal – Most properties  
Good – Above typical improvements  
Excellent – Many Upgrades
5. Lot Size: Acreage versus village lot

### Secondary:

6. No. Bedrooms: 1 vs 2  
3 vs 4
7. No. Bathrooms 1 vs 2
8. Other = Garage  
Basement type  
Pool  
Out buildings (barns, pole barns, etc.)  
Exterior wall (siding, brick etc.)