2025 Appraiser Survey Percentages

1. What is the "as-is" value of an average condition, 40 x 60, 2400 square foot pole barn with gravel floor and no electricity?

Pending

2. What is the "as-is" value of an average condition, 24 x 40, 960 square foot steel building with concrete floor and electricity?

Pending

3. How does a third bedroom affect the value of a $400,000 house?

5.0%

4. How does a fourth bedroom affect the value of a $400,000 house?

2.4%

5. How does a fifth bedroom affect the value of a $400,000 house?

0.9%

6. How does a busy road location affect the value of a $400,000 house?

4.6%

7. How does a freeway location affect the value of a $400,000 house?

6.9%

8. How does a water tower location affect the value of a $400,000 house?

2.5%

9. How does a power line location affect the value of a $400,000 house?

3.7%

10. How does a railroad track location affect the value of a $400,000 house?

5.2%

11. How does a commercial property location affect the value of a $400,000 house?

5.2%

12. How does central air conditioning affect the value of a $400,000 Q3 house in a climate with cold winters and hot summers?

2.6%

13. How does central air conditioning affect the value of a $400,000, Q4 house in a climate with cold winters and hot summers?

2.1%

14. How does central air conditioning affect the value of a $400,000, Q5 house in a climate with cold winters and hot summers?

1.4%

15. How does an in-ground pool affect the value of a $400,000 house in a cold winter climate?

3.6%

16. How does an in-ground pool affect the value of a $400,000 house in a mild winter climate?

5.2%

17. How does an in-ground pool affect the value of a $400,000 house in a warm winter climate?

7.5%

18. Assume you are appraising a $400,000 house with city sewer and water. Other site improvements are average. What is the "As-is" value of site improvements?

4.3%

19. Assume you are appraising a $400,000 house with well and septic. Other site improvements are average. What is the "As-is" value of site improvements?

7.3%

20. Assume a $400,000 Q4 house. What is your estimate of a condition adjustment between C3 and C4?

6.3%

21. Assume a $400,000 Q4 house. What is your estimate of a condition adjustment between C2 and C3?

7.6%

22. Assume a $400,000 Q4 house. What is your estimate of a condition adjustment between C1 and C2?

8.2%

23. Assume a $400,000 Q4 house. What is your estimate of a condition adjustment between C4 and C5?

11%

24. Assume a $400,000 Q4 house. What is your estimate of a condition adjustment between C5 and C6?

12.3%

25. Assume a $400,000 Q3 house. What is your estimate of a condition adjustment between C3 and C4?

6.6%

26. Assume a $400,000 Q3 house. What is your estimate of a condition adjustment between C2 and C3?

9%

27. Assume a $400,000 Q3 house. What is your estimate of a condition adjustment between C1 and C2?

9.6%

28. Assume a $400,000 Q3 house. What is your estimate of a condition adjustment between C4 and C5?

11%

29. Assume a $400,000 Q3 house. What is your estimate of a condition adjustment between C5 and C6?

13.2%

30. Assume a $400,000 C3 house. What is your estimate of a quality adjustment between Q3 and Q4?

10.3%

31. Assume a $400,000 C3 house. What is your estimate of a quality adjustment between Q2 and Q3?

9.8%

32. Assume a $400,000 C3 house. What is your estimate of a quality adjustment between Q1 and Q2?

9%

33. Assume a $400,000 C3 house. What is your estimate of a quality adjustment between Q4 and Q5?

10.6%

34. Assume a $400,000 C3 house. What is your estimate of a quality adjustment between Q5 and Q6?

11.2%

1

40 x 60 Pole Barn
Pending

2

24 x 40 Steel Building
Pending

Mean Response
Per Square Foot

Mean Response
Per Square Foot

3

3rd Bedroom	
Mean	19869.87952
Standard Error	4831.195991
Median	14000
Mode	10000
Standard Deviation	44014.29018
Sample Variance	1937257740
Kurtosis	69.91709902
Skewness	8.053654172
Range	400000
Minimum	0
Maximum	400000
Sum	1649200
Count	83
House Value	400000
Mean Adjustment	0.049674699
% Adjustment	5.00

4

4th Bedroom	
Mean	9742.168675
Standard Error	3073.709587
Median	5000
Mode	0
Standard Deviation	28002.82704
Sample Variance	784158322.1
Kurtosis	68.06138288
Skewness	7.929784154
Range	250000
Minimum	0
Maximum	250000
Sum	808600
Count	83
House Value	400000
Mean Adjustment	9742.168675
% Adjustment	2.44%

5

5th Bedroom	
Mean	3530.120482
Standard Error	882.5931774
Median	0
Mode	0
Standard Deviation	8040.80652
Sample Variance	64654569.5
Kurtosis	21.20032434
Skewness	4.290066205
Range	50000
Minimum	0
Maximum	50000
Sum	293000
Count	83
House Value	400000
Mean Adjustment	3530.120482
% Adjustment	0.88%

6

Busy Road	
Mean	18577.10843
Standard Error	1240.785402
Median	20000
Mode	20000
Standard Deviation	11304.09299
Sample Variance	127782518.4
Kurtosis	0.045855749
Skewness	0.707359764
Range	50000
Minimum	0
Maximum	50000
Sum	1541900
Count	83
House Value	400000
Mean Adjustment	18577.10843
% Adjustment	4.64%

7 *Freeway Location*

Mean	27546.98795
Standard Error	1947.651929
Median	20000
Mode	20000
Standard Deviation	17743.95354
Sample Variance	314847887.2
Kurtosis	1.56966381
Skewness	1.225198471
Range	80000
Minimum	0
Maximum	80000
Sum	2286400
Count	83
House Value	400000
Mean Adjustment	27546.98795
% Adjustment	6.89%

8 *Water Tower Location*

Mean	10020.48193
Standard Error	1471.96922
Median	8000
Mode	0
Standard Deviation	13410.27781
Sample Variance	179835551
Kurtosis	24.31774496
Skewness	3.983958043
Range	100000
Minimum	0
Maximum	100000
Sum	831700
Count	83
House Value	400000
Mean Adjustment	10020.48193
% Adjustment	2.51%

9 *Power Line Location*

Mean	14921.68675
Standard Error	1617.916009
Median	12500
Mode	20000
Standard Deviation	14739.91634
Sample Variance	217265133.7
Kurtosis	12.5098348
Skewness	2.619430966
Range	100000
Minimum	0
Maximum	100000
Sum	1238500
Count	83
House Value	400000
Mean Adjustment	14921.68675
% Adjustment	3.73%

10 *Rail Road Track Location*

Mean	20734.93976
Standard Error	1872.444627
Median	20000
Mode	20000
Standard Deviation	17058.7824
Sample Variance	291002057
Kurtosis	6.069126954
Skewness	1.988129727
Range	100000
Minimum	0
Maximum	100000
Sum	1721000
Count	83
House Value	400000
Mean Adjustment	20734.93976
% Adjustment	5.18%

11 *Commercial Property Location*

Mean	20812.04819
Standard Error	1982.632051
Median	20000
Mode	20000
Standard Deviation	18062.63761
Sample Variance	326258877.5
Kurtosis	5.149279368
Skewness	1.932006619
Range	100000
Minimum	0
Maximum	100000
Sum	1727400
Count	83
House Value	400000
Mean Adjustment	20812.04819
% Adjustment	5.20%

12 *Central Air Q3 Cold Winter Hot Summer*

Mean	10380.51948
Standard Error	1008.596066
Median	8000
Mode	5000
Standard Deviation	8850.394564
Sample Variance	78329483.94
Kurtosis	8.087374602
Skewness	2.509167872
Range	50000
Minimum	0
Maximum	50000
Sum	799300
Count	77
House Value	400000
Mean Adjustment	10380.51948
% Adjustment	2.60%

13 *Central Air Q4 Cold Winter Hot Summer*

Mean	8528.571429
Standard Error	882.79069
Median	6000
Mode	10000
Standard Deviation	7746.456867
Sample Variance	60007593.98
Kurtosis	10.20409163
Skewness	2.916913707
Range	45000
Minimum	0
Maximum	45000
Sum	656700
Count	77
House Value	400000
Mean Adjustment	8528.571429
% Adjustment	2.13%

14 *Central Air Q5 Cold Winter Hot Summer*

Mean	5598.701299
Standard Error	557.2043951
Median	5000
Mode	5000
Standard Deviation	4889.448723
Sample Variance	23906708.82
Kurtosis	9.963902067
Skewness	2.627848023
Range	30000
Minimum	0
Maximum	30000
Sum	431100
Count	77
House Value	400000
Mean Adjustment	5598.701299
% Adjustment	1.40%

15 *In-Ground Pool Cold Winter*

Mean	14577.92208
Standard Error	1546.50138
Median	12000
Mode	0
Standard Deviation	13570.49454
Sample Variance	184158321.9
Kurtosis	6.50041563
Skewness	1.957744015
Range	80000
Minimum	0
Maximum	80000
Sum	1122500
Count	77
House Value	400,000
Mean Adjustment	14577.92208
% Adjustment	3.64%

16 *In-Ground Pool Mild Winter*

Mean	20694.80519
Standard Error	1735.701174
Median	20000
Mode	20000
Standard Deviation	15230.71599
Sample Variance	231974709.5
Kurtosis	4.662172344
Skewness	1.540008886
Range	90000
Minimum	0
Maximum	90000
Sum	1593500
Count	77
House Value	400000
Mean Adjustment	20694.80519
% Adjustment	5.17%

17 *In-Ground Pool Warm Winter*

Mean	30162.33766
Standard Error	2057.371787
Median	25000
Mode	20000
Standard Deviation	18053.36416
Sample Variance	325923957.6
Kurtosis	4.378487858
Skewness	1.528813873
Range	100000
Minimum	0
Maximum	100000
Sum	2322500
Count	77
House Value	400000
Mean Adjustment	30162.33766
% Adjustment	7.54%

18 *"As-is" Site Improvments City Sewer Water*

Mean	17136.36364
Standard Error	1190.631734
Median	15000
Mode	15000
Standard Deviation	10447.75107
Sample Variance	109155502.4
Kurtosis	0.915158634
Skewness	0.995827837
Range	50000
Minimum	0
Maximum	50000
Sum	1319500
Count	77
House Value	400000
Mean Adjustment	17136.36364
% Adjustment	4.28%

19

"As-is" Site Impeovements Well & Septic	
Mean	29350.64935
Standard Error	4397.335233
Median	20000
Mode	25000
Standard Deviation	38586.46007
Sample Variance	1488914901
Kurtosis	24.8405662
Skewness	4.716580634
Range	250000
Minimum	0
Maximum	250000
Sum	2260000
Count	77
House Value	400000
Mean Adjustment	29350.64935
% Adjustment	7.34%

20

C3vs C4 $400,000 Q4	
Mean	25057.97101
Standard Error	4406.74346
Median	20000
Mode	20000
Standard Deviation	36605.16038
Sample Variance	1339937766
Kurtosis	48.04892326
Skewness	6.390966768
Range	300000
Minimum	0
Maximum	300000
Sum	1729000
Count	69
House Value	400000
Mean Adjustment	25057.97101
% Adjustment	6.26%

21

C2 vs C3 $400,000 Q4	
Mean	30413.04348
Standard Error	1921.824573
Median	30000
Mode	20000
Standard Deviation	15963.87386
Sample Variance	254845268.5
Kurtosis	2.595553462
Skewness	1.198323916
Range	83000
Minimum	7000
Maximum	90000
Sum	2098500
Count	69
House Value	400000
Mean Adjustment	30413.04348
% Adjustment	7.60%

22

C1 vs C2 $400,000 Q4	
Mean	32884.05797
Standard Error	2038.99916
Median	30000
Mode	40000
Standard Deviation	16937.19908
Sample Variance	286868712.7
Kurtosis	4.551258291
Skewness	1.60848947
Range	95000
Minimum	5000
Maximum	100000
Sum	2269000
Count	69
House Value	400000
Mean Adjustment	32884.05797
% Adjustment	8.22%

23

C4 vs C5 $400,000 Q4	
Mean	43840.57971
Standard Error	3841.744905
Median	40000
Mode	40000
Standard Deviation	31911.9299
Sample Variance	1018371270
Kurtosis	20.49066184
Skewness	3.569009
Range	240000
Minimum	0
Maximum	240000
Sum	3025000
Count	69
House Value	400000
Mean Adjustment	43840.57971
% Adjustment	10.96%

24

C5 vs C6 $400,000 Q4	
Mean	49297.10145
Standard Error	5482.82911
Median	40000
Mode	40000
Standard Deviation	45543.79912
Sample Variance	2074237639
Kurtosis	13.95560401
Skewness	3.041832234
Range	300000
Minimum	0
Maximum	300000
Sum	3401500
Count	69
House Value	400000
Mean Adjustment	49297.10145
% Adjustment	12.32%

25

C1 vs C2 $400,000 Q4	
Mean	26311.5942
Standard Error	2793.303965
Median	20000
Mode	20000
Standard Deviation	23202.92537
Sample Variance	538375746
Kurtosis	15.45723295
Skewness	3.027146782
Range	160000
Minimum	0
Maximum	160000
Sum	1815500
Count	69
House Value	400000
Mean Adjustment	26311.5942
% Adjustment	6.58%

26

C2 vs C3 $400,000 Q3	
Mean	35963.76812
Standard Error	2245.064655
Median	35000
Mode	40000
Standard Deviation	18648.90764
Sample Variance	347781756.2
Kurtosis	0.799499117
Skewness	1.007612902
Range	82000
Minimum	8000
Maximum	90000
Sum	2481500
Count	69
House Value	400000
Mean Adjustment	35963.76812
% Adjustment	8.99%

27

C1 vs C2 $400,000 Q3	
Mean	38362.31884
Standard Error	2287.235328
Median	40000
Mode	40000
Standard Deviation	18999.20355
Sample Variance	360969735.7
Kurtosis	1.479118139
Skewness	1.092381124
Range	95000
Minimum	5000
Maximum	100000
Sum	2647000
Count	69
House Value	400000
Mean Adjustment	38362.31884
% Adjustment	9.59%

28

Column1	
Mean	44021.73913
Standard Error	2595.581915
Median	40000
Mode	40000
Standard Deviation	21560.52268
Sample Variance	464856138.1
Kurtosis	2.001523668
Skewness	0.718949058
Range	125000
Minimum	0
Maximum	125000
Sum	3037500
Count	69
House Value	400000
Mean Adjustment	44021.73913
% Adjustment	11.01%

29

C5 vs C6 $400,000 Q3	
Mean	52608.69565
Standard Error	5356.960296
Median	45000
Mode	40000
Standard Deviation	44498.25423
Sample Variance	1980094629
Kurtosis	13.33522247
Skewness	2.799112036
Range	300000
Minimum	0
Maximum	300000
Sum	3630000
Count	69
House Value	400000
Mean Adjustment	52608.69565
% Adjustment	13.15%

30

Q3 vs Q4 $400,000 C3	
Mean	41217.3913
Standard Error	4069.927429
Median	40000
Mode	40000
Standard Deviation	33807.3563
Sample Variance	1142937340
Kurtosis	7.564759707
Skewness	2.288133528
Range	200000
Minimum	0
Maximum	200000
Sum	2844000
Count	69
House Value	400000
Mean Adjustment	41217.3913
% Adjustment	10.30%

31

Q2 vs Q3 $400,000 C3	
Mean	39362.31884
Standard Error	2553.433325
Median	40000
Mode	40000
Standard Deviation	21210.41019
Sample Variance	449881500.4
Kurtosis	1.051329462
Skewness	0.765980539
Range	100000
Minimum	0
Maximum	100000
Sum	2716000
Count	69
House Value	400000
Mean Adjustment	39362.31884
% Adjustment	9.84%

32

Q1 vs Q2 $400,000 C3	
Mean	36130.43478
Standard Error	2073.758531
Median	36000
Mode	40000
Standard Deviation	17225.9321
Sample Variance	296732736.6
Kurtosis	0.828626461
Skewness	0.691923896
Range	80000
Minimum	0
Maximum	80000
Sum	2493000
Count	69
House Value	400000
Mean Adjustment	36130.43478
% Adjustment	9.03%

33

Q4 vs Q5 $400,000 C3	
Mean	42376.81159
Standard Error	5742.859514
Median	40000
Mode	40000
Standard Deviation	47703.77388
Sample Variance	2275650043
Kurtosis	47.70386184
Skewness	6.373358918
Range	400000
Minimum	0
Maximum	400000
Sum	2924000
Count	69
House Value	400000
Mean Adjustment	42376.81159
% Adjustment	10.59%

34

Q5 vs Q6 $400,000 C3	
Mean	44724.63768
Standard Error	6357.020944
Median	36000
Mode	40000
Standard Deviation	52805.38187
Sample Variance	2788408355
Kurtosis	30.06208141
Skewness	4.651065548
Range	400000
Minimum	0
Maximum	400000
Sum	3086000
Count	69
House Value	400000
Mean Adjustment	44724.63768
% Adjustment	11.18%