

Residential Schedule of Added Value of Improvements



Year: 2016/2017

Contract: Griffith & Wagga Wagga

Added Value of Improvements Schedule

Construction /Style	Age	Est. Size	Applicable to category Y/N	Condition			
				Poor	Fair	Good	As new
Double brick/rendered brick/concrete	2000-current	>300m2	Y	\$300-\$599	\$600-\$899	\$900-\$1199	\$1200-\$1700
	1960-1999		Y	\$250-\$549	\$550-\$849	\$850-\$1149	\$1150-\$1650
	1945-1960		Y	\$200-\$499	\$500-\$799	\$800-\$1100	\$1100-\$1600
	1930-1945		Y	\$150-\$449	\$450-\$749	\$750-\$1049	\$1050-\$1550
	Pre 1930		Y	\$100-\$399	\$449-\$699	\$700-\$999	\$1000-\$1500
	2000-current	200-300m2	Y	\$350-\$649	\$650-\$949	\$950-\$1299	\$1300-\$1750
	1960-1999		Y	\$300-\$599	\$600-\$899	\$900-\$1249	\$1250-\$1700
	1945-1960		Y	\$250-\$549	\$550-\$849	\$850-\$1199	\$1200-\$1650
	1930-1945		Y	\$200-\$499	\$500-\$799	\$800-\$1149	\$1150-\$1600
	Pre 1930		Y	\$150-\$449	\$450-\$749	\$750-\$1099	\$1100-\$1550
	2000-current	120-200m2	Y	\$450-\$749	\$750-\$1049	\$1050-\$1349	\$1350-\$1850
	1960-1999		Y	\$400-\$699	\$700-\$999	\$1000-\$1299	\$1300-\$1800
	1945-1960		Y	\$350-\$649	\$650-\$949	\$950-\$1249	\$1250-\$1750
	1930-1945		Y	\$300-\$599	\$600-\$899	\$900-\$1199	\$1200-\$1700
	Pre 1930		Y	\$250-\$549	\$550-\$849	\$850-\$1149	\$1150-\$1650
	2000-current	<120m2	Y	\$550-\$849	\$850-\$1149	\$1150-\$1449	\$1500-\$1950
	1960-1999		Y	\$500-\$799	\$800-\$1099	\$1100-\$1399	\$1400-\$1900
	1945-1960		Y	\$450-\$749	\$750-\$1049	\$1050-\$1349	\$1350-\$1850
	1930-1945		Y	\$400-\$699	\$700-\$999	\$1000-\$1299	\$1300-\$1800
	Pre 1930		Y	\$350-\$649	\$650-\$949	\$950-\$1249	\$1250-\$1750
Brick Veneer	2000-current	>300m2	Y	\$250-\$549	\$550-\$849	\$850-\$1149	\$1150-\$1650
	1960-1999		Y	\$200-\$499	\$500-\$799	\$800-\$1100	\$1100-\$1600
	1945-1960		Y	\$150-\$449	\$450-\$749	\$750-\$1049	\$1050-\$1550
	1930-1945		Y	\$100-\$399	\$449-\$699	\$700-\$999	\$1000-\$1500
	Pre 1930		Y	\$50-\$349	\$350-\$649	\$650-\$949	\$950-\$1450
	2000-current	200-300m2	Y	\$300-\$599	\$600-\$899	\$900-\$1199	\$1200-\$1700
	1960-1999		Y	\$250-\$549	\$550-\$849	\$850-\$1149	\$1150-\$1650
	1945-1960		Y	\$200-\$499	\$500-\$799	\$800-\$1100	\$1100-\$1600
	1930-1945		Y	\$150-\$449	\$450-\$749	\$750-\$1049	\$1050-\$1550
	Pre 1930		Y	\$100-\$399	\$400-\$699	\$700-\$999	\$1000-\$1500
	2000-current	120-200m2	Y	\$400-\$699	\$700-\$999	\$1000-\$1299	\$1300-\$1800
	1960-1999		Y	\$350-\$649	\$650-\$949	\$950-\$1249	\$1250-\$1750
	1945-1960		Y	\$300-\$599	\$600-\$899	\$900-\$1199	\$1200-\$1700
	1930-1945		Y	\$250-\$549	\$550-\$849	\$850-\$1149	\$1150-\$1650
	Pre 1930		Y	\$200-\$499	\$500-\$799	\$800-\$1100	\$1100-\$1600
	2000-current	<120m2	Y	\$500-\$799	\$800-\$1099	\$1100-\$1399	\$1400-\$1900
	1960-1999		Y	\$450-\$749	\$750-\$1049	\$1050-\$1349	\$1350-\$1850
	1945-1960		Y	\$400-\$699	\$700-\$999	\$1000-\$1299	\$1300-\$1800
	1930-1945		Y	\$350-\$649	\$650-\$949	\$950-\$1249	\$1250-\$1750
	Pre 1930		Y	\$300-\$599	\$600-\$899	\$900-\$1199	\$1200-\$1700

Construction /Style	Age	Est. Size	Applicable to category Y/N	Condition			
				Poor	Fair	Good	As new
Weatherboard	2000-current	>300m2	Y	\$150-\$449	\$450-\$749	\$750-\$1049	\$1050-\$1550
	1960-1999		Y	\$100-\$399	\$449-\$699	\$700-\$999	\$1000-\$1500
	1945-1960		Y	\$50-\$349	\$350-\$649	\$650-\$949	\$950-\$1450
	1930-1945		Y	\$50-\$299	\$300-\$599	\$600-\$899	\$900-\$1400
	Pre 1930		Y	\$50-\$249	\$250-\$549	\$550-\$849	\$850-\$1350
	2000-current	200-300m2	Y	\$200-\$499	\$500-\$799	\$800-\$1100	\$1100-\$1600
	1960-1999		Y	\$150-\$449	\$450-\$749	\$750-\$1049	\$1050-\$1550
	1945-1960		Y	\$100-\$399	\$449-\$699	\$700-\$999	\$1000-\$1500
	1930-1945		Y	\$50-\$349	\$350-\$649	\$650-\$949	\$950-\$1450
	Pre 1930		Y	\$50-\$299	\$300-\$599	\$600-\$899	\$900-\$1400
	2000-current	120-200m2	Y	\$300-\$599	\$600-\$899	\$900-\$1199	\$1200-\$1700
	1960-1999		Y	\$250-\$549	\$550-\$849	\$850-\$1149	\$1150-\$1650
	1945-1960		Y	\$200-\$499	\$500-\$799	\$800-\$1100	\$1100-\$1600
	1930-1945		Y	\$150-\$449	\$450-\$749	\$750-\$1049	\$1050-\$1550
	Pre 1930		Y	\$100-\$399	\$400-\$699	\$700-\$999	\$1000-\$1500
	2000-current	<120m2	Y	\$400-\$699	\$700-\$999	\$1000-\$1299	\$1300-\$1800
	1960-1999		Y	\$350-\$649	\$650-\$949	\$950-\$1249	\$1250-\$1750
	1945-1960		Y	\$300-\$599	\$600-\$899	\$900-\$1199	\$1200-\$1700
	1930-1945		Y	\$250-\$549	\$550-\$849	\$850-\$1149	\$1150-\$1650
	Pre 1930		Y	\$200-\$499	\$500-\$799	\$800-\$1100	\$1100-\$1600
Fibrous Cement/hardiboard/ Hebel	2000-current	>300m2	Y	\$100-\$399	\$449-\$699	\$700-\$999	\$1000-\$1500
	1960-1999		Y	\$50-\$349	\$350-\$649	\$650-\$949	\$950-\$1450
	1945-1960		Y	\$50-\$299	\$300-\$599	\$600-\$899	\$900-\$1400
	1930-1945		Y	\$50-\$249	\$250-\$549	\$550-\$849	\$850-\$1350
	Pre 1930		Y	\$50-\$199	\$200-\$499	\$500-\$799	\$800-\$1300
	2000-current	200-300m2	Y	\$150-\$449	\$450-\$749	\$750-\$1049	\$1050-\$1550
	1960-1999		Y	\$100-\$399	\$449-\$699	\$700-\$999	\$1000-\$1500
	1945-1960		Y	\$50-\$349	\$350-\$649	\$650-\$949	\$950-\$1450
	1930-1945		Y	\$50-\$299	\$300-\$599	\$600-\$899	\$900-\$1400
	Pre 1930		Y	\$50-\$249	\$250-\$549	\$550-\$849	\$850-\$1350
	2000-current	120-200m2	Y	\$250-\$549	\$550-\$849	\$850-\$1149	\$1150-\$1650
	1960-1999		Y	\$200-\$499	\$500-\$799	\$800-\$1100	\$1100-\$1600
	1945-1960		Y	\$150-\$449	\$450-\$749	\$750-\$1049	\$1050-\$1550
	1930-1945		Y	\$100-\$399	\$449-\$699	\$700-\$999	\$1000-\$1500
	Pre 1930		Y	\$50-\$349	\$350-\$649	\$650-\$949	\$950-\$1450
	2000-current	<120m2	Y	\$350-\$649	\$650-\$949	\$950-\$1249	\$1250-\$1750
	1960-1999		Y	\$300-\$599	\$600-\$899	\$900-\$1199	\$1200-\$1700
	1945-1960		Y	\$250-\$549	\$550-\$849	\$850-\$1149	\$1150-\$1650
	1930-1945		Y	\$200-\$499	\$500-\$799	\$800-\$1100	\$1100-\$1600
	Pre 1930		Y	\$150-\$449	\$450-\$749	\$750-\$1049	\$1050-\$1550
Others (e.g. metal clad/vinyl/pole homes/transportable homes)	2000-current	>300m2	Y	\$200-\$499	\$500-\$799	\$800-\$1100	\$1100-\$1600
	1960-1999		Y	\$150-\$449	\$450-\$749	\$750-\$1049	\$1050-\$1550
	1945-1960		Y	\$100-\$399	\$449-\$699	\$700-\$999	\$1000-\$1500
	1930-1945		Y	\$50-\$349	\$350-\$649	\$650-\$949	\$950-\$1450
	Pre 1930		Y	\$50-\$299	\$300-\$599	\$600-\$899	\$900-\$1400
	2000-current	200-300m2	Y	\$250-\$549	\$550-\$849	\$850-\$1149	\$1150-\$1650
	1960-1999		Y	\$200-\$499	\$500-\$799	\$800-\$1100	\$1100-\$1600
	1945-1960		Y	\$150-\$449	\$450-\$749	\$750-\$1049	\$1050-\$1550
	1930-1945		Y	\$100-\$399	\$449-\$699	\$700-\$999	\$1000-\$1500
	Pre 1930		Y	\$50-\$349	\$350-\$649	\$650-\$949	\$950-\$1450
	2000-current	120-200m2	Y	\$350-\$649	\$650-\$949	\$950-\$1349	\$1350-\$1750
	1960-1999		Y	\$300-\$599	\$600-\$899	\$900-\$1199	\$1200-\$1700
	1945-1960		Y	\$250-\$549	\$550-\$849	\$850-\$1149	\$1150-\$1650
	1930-1945		Y	\$200-\$499	\$500-\$799	\$800-\$1100	\$1100-\$1600
	Pre 1930		Y	\$150-\$449	\$450-\$749	\$750-\$1049	\$1050-\$1550
	2000-current	<120m2	Y	\$450-\$749	\$750-\$1049	\$1050-\$1349	\$1350-\$1850
	1960-1999		Y	\$400-\$699	\$700-\$999	\$1000-\$1299	\$1300-\$1800
	1945-1960		Y	\$350-\$649	\$650-\$949	\$950-\$1249	\$1250-\$1750
	1930-1945		Y	\$300-\$599	\$600-\$899	\$900-\$1199	\$1200-\$1700
	Pre 1930		Y	\$250-\$549	\$550-\$849	\$850-\$1149	\$1150-\$1650

Construction /Style	Age	Est. Size	Applicable to category Y/N	Condition			
				Poor	Fair	Good	As new
Prestige/architectural designed/master built	2000-current	>300m2	Y	\$450-\$749	\$750-\$1049	\$1050-\$1349	\$1350-\$1850
	1960-1999		Y	\$400-\$699	\$700-\$999	\$1000-\$1299	\$1300-\$1800
	1945-1960		Y	\$350-\$649	\$650-\$949	\$950-\$1249	\$1250-\$1750
	1930-1945		Y	\$300-\$599	\$600-\$899	\$900-\$1199	\$1200-\$1700
	Pre 1930		Y	\$250-\$549	\$550-\$849	\$850-\$1149	\$1150-\$1650
	2000-current	200-300m2	Y	\$500-\$799	\$800-\$1099	\$1100-\$1399	\$1400-\$1900
	1960-1999		Y	\$450-\$749	\$750-\$1049	\$1050-\$1349	\$1350-\$1850
	1945-1960		Y	\$400-\$699	\$700-\$999	\$1000-\$1299	\$1300-\$1800
	1930-1945		Y	\$350-\$649	\$650-\$949	\$950-\$1249	\$1250-\$1750
	Pre 1930		Y	\$300-\$599	\$600-\$899	\$900-\$1199	\$1200-\$1700
	2000-current	120-200m2	Y	\$550-\$849	\$850-\$1149	\$1150-\$1449	\$1450-\$1950
	1960-1999		Y	\$500-\$799	\$800-\$1099	\$1100-\$1399	\$1400-\$1900
	1945-1960		Y	\$450-\$749	\$750-\$1049	\$1050-\$1349	\$1350-\$1850
	1930-1945		Y	\$400-\$699	\$700-\$999	\$1000-\$1299	\$1300-\$1800
	Pre 1930		Y	\$350-\$649	\$650-\$949	\$950-\$1249	\$1250-\$1750
	2000-current	<120m2	Y	\$400-\$699	\$700-\$999	\$1000-\$1299	\$1300-\$1800
	1960-1999		Y	\$350-\$649	\$650-\$949	\$950-\$1249	\$1250-\$1750
	1945-1960		Y	\$300-\$599	\$600-\$899	\$900-\$1199	\$1200-\$1700
	1930-1945		Y	\$250-\$549	\$550-\$849	\$850-\$1149	\$1150-\$1650
	Pre 1930		Y	\$200-\$499	\$500-\$799	\$800-\$1100	\$1100-\$1600
Knock down/shell/renovators etc.	Any	Any	Min \$5,000 Max: \$30,000	<i>NOTE: Dwelling still has value as services (assumed) connected. Could be rented until demolished or repaired. Consider market rental for 1 - 2 years discounted. If purchaser will demolish within a short time span then can allow a positive adjustment for demolition. Demolition costs: \$10k for small cottage up to \$20k for larger house. Allow more for asbestos</i>			
Notes							
<p>Not all age/size/condition categories are applicable for each construction type and this has been noted in the schedule.</p> <p>When undertaking individual sales analysis it is not expected that all sales fix neatly within the value range derived from paired sales, as represented on the above table. Where the added value of improvements falls outside the value range, valuers are required to provide an explanation in the sales comments field as to why this particular sale falls outside the applicable value range. - e.g. overcapitalisation of improvements not reflected in the market, incorrect product for the location with a market discount for improvements, or market premium paid for second kitchen.</p> <p>> 300m2 homes are typically 4 bedroom, 200-300m2 4 bedrooms, 120-200m2 three bedroom and <120m2 are 2-3 bedroom.</p> <p>The value ranges supplied are for the added value of the main dwelling inclusive of garages and under main roof verandahs/alfresco where this is typical for the age and style of the dwelling. E.g. most 1990s plus houses have a garage under the main roof, but 1960s FC houses do not. If a garage is separate, the rate of the added value of the building will be adjusted accordingly.</p> <p>Premium for character/heritage/two storey dwellings. Add \$300psm plus</p> <p>The rate psm is inversely proportional to the area. E.g very large houses i.e. over 300m2 may have a lesser rate psm applied</p> <p>Rates above assume a standard level of fittings and fixtures, allow \$200psm plus for premium fittings/fixtures</p>							