



ADDED VALUE OF IMPROVEMENTS TABLE

Construction /Style	Age	Est. Size	Condition	Applicable to category Y/N	Value Range \$
<i>Double brick/rendered brick/concrete</i>	<i>2011-current</i>	>450m2	As new	Y	\$3300-\$3800
			Good	Y	\$2600-\$3100
			Fair	Y	\$1900-\$2400
			Poor	Y	\$1200-\$1700
		300-450m2	As new	Y	\$2700-\$3200
			Good	Y	\$2200-\$2700
			Fair	Y	\$1700-\$2200
			Poor	Y	\$1200-\$1700
		120-300m2	As new	Y	\$2850-\$3350
			Good	Y	\$2350-\$2850
			Fair	Y	\$1850-\$2350
			Poor	Y	\$1350-\$1850
		<120m2	As new	Y	\$3000-\$3500
			Good	Y	\$2500-\$3000
			Fair	Y	\$2000-\$2500
			Poor	Y	\$1500-\$2000
	<i>2000-2010</i>	>450m2	As new	Y	\$2500-\$3000
			Good	Y	\$2000-\$2500
			Fair	Y	\$1500-\$2000
			Poor	Y	\$1000-\$1500
		300-450m2	As new	Y	\$2600-\$3100
			Good	Y	\$2100-\$2600
			Fair	Y	\$1600-\$2100
			Poor	Y	\$1100-\$1600
		120-300m2	As new	Y	\$2750-\$3250
			Good	Y	\$2250-\$2750
			Fair	Y	\$1750-\$2250
			Poor	Y	\$1250-\$1750
		<120m2	As new	Y	\$2800-\$3300
			Good	Y	\$2300-\$2800
			Fair	Y	\$1800-\$2300
			Poor	Y	\$1300-\$1800
<i>1990-1999</i>		>450m2	As new	Y	\$2400-\$2900

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Construction /Style	Age	Est. Size	Condition	Applicable to category Y/N	Value Range \$
			Good	Y	\$1900-\$2400
			Fair	Y	\$1400-1900
			Poor	Y	\$900-\$1400
		300-450m2	As new	Y	\$2500-\$3000
			Good	Y	\$2000-\$2500
			Fair	Y	\$1500-\$2000
			Poor	Y	\$1000-\$1500
		120-300m2	As new	Y	\$2550-\$3050
			Good	Y	\$2050-\$2550
			Fair	Y	\$1550-\$2050
			Poor	Y	\$1050-\$1550
		<120m2	As new	Y	\$2600-\$3100
			Good	Y	\$2100-\$2600
			Fair	Y	\$1600-\$2100
			Poor	Y	\$1100-\$1600
		1970-1989	>450m2	As new	Y
	Good			Y	\$1850-\$2350
	Fair			Y	\$1350-\$1850
	Poor			Y	\$850-\$1350
	300-450m2		As new	Y	\$2400-\$2900
			Good	Y	\$1900-\$2400
			Fair	Y	\$1400-\$1900
			Poor	Y	\$900-\$1400
	120-300m2		As new	Y	\$2500-\$3000
			Good	Y	\$2000-\$2500
			Fair	Y	\$1500-\$2000
			Poor	Y	\$1000-\$1500
	<120m2		As new	Y	\$2500-\$3000
			Good	Y	\$2000-\$2500
			Fair	Y	\$1500-\$2000
		Poor	Y	\$1000-\$1500	
1940-1969	>450m2	As new	Y	\$2300-\$2800	
		Good	Y	\$1800-\$2300	
		Fair	Y	\$1300-\$1800	
		Poor	Y	\$800-\$1300	
		As new	Y	\$2350-\$2850	

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Construction /Style	Age	Est. Size	Condition	Applicable to category Y/N	Value Range \$
		300-450m2	Good	Y	\$1850-\$2350
			Fair	Y	\$1350-\$1850
			Poor	Y	\$850-\$1350
		120-300m2	As new	Y	\$2450-\$2950
			Good	Y	\$1950-\$2450
			Fair	Y	\$1450-\$1950
			Poor	Y	\$950-\$1450
		<120m2	As new	Y	\$2450-\$2950
			Good	Y	\$1950-\$2450
			Fair	Y	\$1450-\$1950
			Poor	Y	\$950-\$1450
		Pre 1940s	>450m2	As new	Y
	Good			Y	\$2400-\$3100
	Fair			Y	\$1700-\$2400
	Poor			Y	\$1000-\$1700
	300-450m2		As new	Y	\$3100-\$3800
			Good	Y	\$2400-\$3100
			Fair	Y	\$1700-\$2400
			Poor	Y	\$1000-\$1700
	120-300m2		As new	Y	\$3150-\$3850
Good			Y	\$2450-\$3150	
Fair			Y	\$1750-\$2450	
Poor			Y	\$1050-\$1750	
<120m2	As new		Y	\$3200-\$3900	
	Good		Y	\$2500-\$3200	
	Fair		Y	\$1800-\$2500	
	Poor		Y	\$1100-\$1800	
Brick veneer	2011-current	>450m2	As new	Y	\$1950-\$2450
			Good	Y	\$1700-\$2200
			Fair	Y	\$1450-\$1950
			Poor	Y	\$1200-\$1700
		300-450m2	As new	Y	\$2700-\$3200
			Good	Y	\$2200-\$2700
			Fair	Y	\$1700-\$2200
			Poor	Y	\$1200-\$1700
		120-300m2	As new	Y	\$2850-\$3350
			Good	Y	\$2350-\$2850

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Construction /Style	Age	Est. Size	Condition	Applicable to category Y/N	Value Range \$		
		<120m2	Fair	Y	\$1850-\$2350		
			Poor	Y	\$1350-\$1850		
			As new	Y	\$3000-\$3500		
			Good	Y	\$2500-\$3000		
			Fair	Y	\$2000-\$2500		
			Poor	Y	\$1500-\$2000		
	2000-2010	>450m2		As new	Y	\$2500-\$3000	
				Good	Y	\$2000-\$2500	
				Fair	Y	\$1500-\$2000	
				Poor	Y	\$1000-\$1500	
		300-450m2		As new	Y	\$2600-\$3100	
				Good	Y	\$2100-\$2600	
				Fair	Y	\$1600-\$2100	
				Poor	Y	\$1100-\$1600	
		120-300m2		As new	Y	\$2750-\$3250	
				Good	Y	\$2250-\$2750	
				Fair	Y	\$1750-\$2250	
				Poor	Y	\$1250-\$1750	
		<120m2		As new	Y	\$2800-\$3300	
				Good	Y	\$2300-\$2800	
				Fair	Y	\$1800-\$2300	
				Poor	Y	\$1300-\$1800	
		1990-1999	>450m2		As new	Y	\$2400-\$2900
					Good	Y	\$1900-\$2400
					Fair	Y	\$1400-\$1900
					Poor	Y	\$900-\$1400
			300-450m2		As new	Y	\$2500-\$3000
					Good	Y	\$2000-\$2500
					Fair	Y	\$1500-\$2000
					Poor	Y	\$1000-\$1500
	120-300m2			As new	Y	\$2550-\$3050	
				Good	Y	\$2050-\$2550	
Fair				Y	\$1550-\$2050		
Poor				Y	\$1050-\$1550		
<120m2			As new	Y	\$2600-\$3100		
			Good	Y	\$2100-\$2600		
			Fair	Y	\$1600-\$2100		
			Poor	Y	\$1100-\$1600		

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Construction /Style	Age	Est. Size	Condition	Applicable to category Y/N	Value Range \$
	1970-1989	>450m2	As new	Y	\$2350-\$2850
			Good	Y	\$1850-\$2350
			Fair	Y	\$1350-\$1850
			Poor	Y	\$850-\$1350
		300-450m2	As new	Y	\$2400-\$2900
			Good	Y	\$1900-\$2400
			Fair	Y	\$1400-\$1900
			Poor	Y	\$900-\$1400
		120-300m2	As new	Y	\$2500-\$3000
			Good	Y	\$2000-\$2500
			Fair	Y	\$1500-\$2000
			Poor	Y	\$1000-\$1500
		<120m2	As new	Y	\$2500-\$3000
			Good	Y	\$2000-\$2500
			Fair	Y	\$1500-\$2000
			Poor	Y	\$1000-\$1500
	1940-1969	>450m2	As new	Y	\$2300-\$2800
			Good	Y	\$1800-\$2300
			Fair	Y	\$1300-\$1800
			Poor	Y	\$800-\$1300
		300-450m2	As new	Y	\$2350-\$2850
			Good	Y	\$1850-\$2350
			Fair	Y	\$1350-\$1850
			Poor	Y	\$850-\$1350
		120-300m2	As new	Y	\$2450-\$2950
			Good	Y	\$1950-\$2450
			Fair	Y	\$1450-\$1950
			Poor	Y	\$950-\$1450
		<120m2	As new	Y	\$2450-\$2950
			Good	Y	\$1950-\$2450
			Fair	Y	\$1450-\$1950
			Poor	Y	\$950-\$1450
Pre 1940s	>450m2	As new	Y	\$3000-\$3700	
		Good	Y	\$2300-\$3000	
		Fair	Y	\$1600-\$2300	
		Poor	Y	\$900-\$1600	
	300-450m2	As new	Y	\$3100-\$3800	
		Good	Y	\$2400-\$3100	

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Construction /Style	Age	Est. Size	Condition	Applicable to category Y/N	Value Range \$		
			Fair	Y	\$1700-\$2400		
			Poor	Y	\$1000-\$1700		
		120-300m2	As new	Y	\$3150-\$3850		
			Good	Y	\$2450-\$3150		
			Fair	Y	\$1750-\$2450		
			Poor	Y	\$1050-\$1750		
		<120m2	As new	Y	\$3200-\$3900		
			Good	Y	\$2500-\$3200		
			Fair	Y	\$1800-\$2500		
			Poor	Y	\$1100-\$1800		
		<i>Weatherboard-hardiplank-timber clad/cement tile or metal roof</i>	2011-current	>450m2	As new	Y	\$2200-\$2600
					Good	Y	\$1800-\$2200
					Fair	Y	\$1400-\$1800
Poor	Y				\$1000-\$1400		
300-450m2	As new			Y	\$2300-\$2700		
	Good			Y	\$1900-\$2300		
	Fair			Y	\$1500-\$1900		
	Poor			Y	\$1100-\$1500		
120-300m2	As new			Y	\$2400-\$2800		
	Good			Y	\$2000-\$2400		
	Fair		Y	\$1600-\$2000			
	Poor		Y	\$1200-\$1600			
<120m2	As new		Y	\$2500-\$2900			
	Good		Y	\$2100-\$2500			
	Fair		Y	\$1700-\$2100			
	Poor		Y	\$1300-\$1700			
2000-2010	>450m2		As new	Y	\$2100-\$2500		
			Good	Y	\$1700-\$2100		
			Fair	Y	\$1300-\$1700		
			Poor	Y	\$900-\$1300		
	300-450m2	As new	Y	\$2200-\$2600			
		Good	Y	\$1800-\$2200			
		Fair	Y	\$1400-\$1800			
		Poor	Y	\$1000-\$1400			
	120-300m2	As new	Y	\$2300-\$2700			
		Good	Y	\$1900-\$2300			
Fair		Y	\$1500-\$1900				
Poor		Y	\$1100-\$1500				

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Construction /Style	Age	Est. Size	Condition	Applicable to category Y/N	Value Range \$
		<120m2	As new	Y	\$2400-\$2800
			Good	Y	\$2000-\$2400
			Fair	Y	\$1600-\$2000
			Poor	Y	\$1200-\$1600
	1990-1999	>450m2	As new	Y	\$2000-\$2400
			Good	Y	\$1600-\$2000
			Fair	Y	\$1200-\$1600
			Poor	Y	\$800-\$1200
		300-450m2	As new	Y	\$2100-\$2500
			Good	Y	\$1700-\$2100
			Fair	Y	\$1300-\$1700
			Poor	Y	\$900-\$1300
		120-300m2	As new	Y	\$2200-\$2600
			Good	Y	\$1800-\$2200
			Fair	Y	\$1400-\$1800
			Poor	Y	\$1000-\$1400
		<120m2	As new	Y	\$2300-\$2700
			Good	Y	\$1900-\$2300
			Fair	Y	\$1500-\$1900
			Poor	Y	\$1100-\$1500
	1970-1989	>450m2	As new	Y	\$1900-\$2300
			Good	Y	\$1500-\$1900
			Fair	Y	\$1100-\$1500
			Poor	Y	\$700-\$1100
		300-450m2	As new	Y	\$2000-\$2400
			Good	Y	\$1600-\$2000
			Fair	Y	\$1200-\$1600
			Poor	Y	\$800-\$1200
		120-300m2	As new	Y	\$2100-\$2500
			Good	Y	\$1700-\$2100
			Fair	Y	\$1300-\$1700
			Poor	Y	\$900-\$1300
<120m2		As new	Y	\$2200-\$2600	
		Good	Y	\$1800-\$2200	
		Fair	Y	\$1400-\$1800	
		Poor	Y	\$1000-\$1400	
1940-1969	>450m2	As new	Y	\$1800-\$2200	
		Good	Y	\$1400-\$1800	

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Construction /Style	Age	Est. Size	Condition	Applicable to category Y/N	Value Range \$	
			Fair	Y	\$1000-\$1400	
			Poor	Y	\$600-\$1000	
		300-450m2	As new	Y	\$1900-\$2300	
			Good	Y	\$1500-\$1900	
			Fair	Y	\$1100-\$1500	
			Poor	Y	\$700-\$1100	
		120-300m2	As new	Y	\$2000-\$2400	
			Good	Y	\$1600-\$2000	
			Fair	Y	\$1200-\$1600	
			Poor	Y	\$800-\$1200	
		<120m2	As new	Y	\$2100-\$2500	
			Good	Y	\$1700-\$2100	
			Fair	Y	\$1300-\$1700	
			Poor	Y	\$900-\$1300	
		Pre 1940s	>450m2	As new	Y	\$2900-\$3600
				Good	Y	\$2200-\$2900
	Fair			Y	\$1500-\$2200	
	Poor			Y	\$800-\$1500	
	300-450m2		As new	Y	\$3000-\$3700	
			Good	Y	\$2300-\$3000	
			Fair	Y	\$1600-\$2300	
			Poor	Y	\$900-\$1600	
	120-300m2		As new	Y	\$3000-\$3700	
			Good	Y	\$2300-\$3000	
Fair			Y	\$1600-\$2300		
Poor			Y	\$900-\$1600		
<120m2	As new		Y	\$3000-\$3700		
	Good		Y	\$2300-\$3000		
	Fair		Y	\$1600-\$2300		
	Poor		Y	\$900-\$1600		
AC-fibro/cement tile, metal or CAC roof	2011-current		>450m2	As new	Y	\$1800-\$2200
				Good	Y	\$1400-\$1800
		Fair		Y	\$1000-\$1400	
		Poor		Y	\$600-\$1000	
		300-450m2	As new	Y	\$1900-\$2300	
			Good	Y	\$1500-\$1900	
			Fair	Y	\$1100-\$1500	
			Poor	Y	\$700-\$1100	

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Construction /Style	Age	Est. Size	Condition	Applicable to category Y/N	Value Range \$
		120-300m2	As new	Y	\$2000-\$2400
			Good	Y	\$1600-\$2000
			Fair	Y	\$1200-\$1600
			Poor	Y	\$800-\$1200
		<120m2	As new	Y	\$2100-\$2500
			Good	Y	\$1700-\$2100
			Fair	Y	\$1300-\$1700
			Poor	Y	\$900-\$1300
<i>Prestige/architectural designed/master built</i>	2011-current	>450m2	As new	Y	\$2700-\$3100
			Good	Y	\$2300-\$2700
			Fair	Y	\$1900-\$2300
			Poor	Y	\$1500-\$1900
		300-450m2	As new	Y	\$2800-\$3200
			Good	Y	\$2400-\$2800
			Fair	Y	\$2000-\$2400
			Poor	Y	\$1600-\$2000
		120-300m2	As new	Y	\$2900-\$3300
			Good	Y	\$2500-\$2900
			Fair	Y	\$2100-\$2500
			Poor	Y	\$1700-\$2100
		<120m2	As new	Y	\$3000-\$3400
			Good	Y	\$2600-\$3000
			Fair	Y	\$2200-\$2600
			Poor	Y	\$1800-\$2200
	2000-2010	>450m2	As new	Y	\$2500-\$2900
			Good	Y	\$2100-\$2500
			Fair	Y	\$1700-\$2100
			Poor	Y	\$1300-\$1700
300-450m2		As new	Y	\$2600-\$3000	
		Good	Y	\$2200-\$2600	
		Fair	Y	\$1800-\$2200	
		Poor	Y	\$1400-\$1800	
120-300m2		As new	Y	\$2700-\$3100	
		Good	Y	\$2300-\$2700	
		Fair	Y	\$1900-\$2300	
		Poor	Y	\$1500-\$1900	
<120m2		As new	Y	\$2800-\$3200	
		Good	Y	\$2400-\$2800	

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Construction /Style	Age	Est. Size	Condition	Applicable to category Y/N	Value Range \$
			Fair	Y	\$2000-\$2400
			Poor	Y	\$1600-\$2000
	1990-1999	>450m2	As new	Y	\$2300-\$2700
			Good	Y	\$1900-\$2300
			Fair	Y	\$1500-\$1900
			Poor	Y	\$1100-\$1500
			As new	Y	\$2400-\$2800
			Good	Y	\$2000-\$2400
		300-450m2	Fair	Y	\$1600-\$2000
			Poor	Y	\$1200-\$1600
			As new	Y	\$2600-\$3000
			Good	Y	\$2200-\$2600
		120-300m2	Fair	Y	\$1800-\$2200
			Poor	Y	\$1400-\$1800
			As new	Y	\$2650-\$3050
			Good	Y	\$2250-\$2650
		<120m2	Fair	Y	\$1850-\$2250
			Poor	Y	\$1450-\$1850
	As new		Y	\$2200-\$2600	
	Good		Y	\$1800-\$2200	
	1970-1989	>450m2	Fair	Y	\$1400-\$1800
			Poor	Y	\$1000-\$1400
			As new	Y	\$2250-\$2650
			Good	Y	\$1850-\$2250
		300-450m2	Fair	Y	\$1450-\$1850
			Poor	Y	\$1050-\$1450
			As new	Y	\$2400-\$2800
			Good	Y	\$2000-\$2400
		120-300m2	Fair	Y	\$1600-\$2000
			Poor	Y	\$1200-\$1600
			As new	Y	\$2500-\$2900
			Good	Y	\$2100-\$2500
<120m2		Fair	Y	\$1700-\$2100	
		Poor	Y	\$1300-\$1700	
		As new	Y	\$2100-\$2500	
		Good	Y	\$1700-\$2100	
1940-1969	>450m2	Fair	Y	\$1300-\$1700	
		Poor	Y	\$900-\$1300	
		As new	Y	\$2100-\$2500	
		Good	Y	\$1700-\$2100	

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Construction /Style	Age	Est. Size	Condition	Applicable to category Y/N	Value Range \$
		300-450m2	As new	Y	\$2150-\$2550
			Good	Y	\$1760-\$2150
			Fair	Y	\$1350-\$1750
			Poor	Y	\$950-\$1350
		120-300m2	As new	Y	\$2300-\$2700
			Good	Y	\$1900-\$2300
			Fair	Y	\$1500-\$1900
			Poor	Y	\$1100-\$1500
		<120m2	As new	Y	\$2400-\$2800
			Good	Y	\$2000-\$2400
			Fair	Y	\$1600-\$2000
			Poor	Y	\$1200-\$1600
	Pre 1940s	>450m2	As new	Y	\$3200-\$3900
			Good	Y	\$2500-\$3200
			Fair	Y	\$1800-\$2500
			Poor	Y	\$1100-\$1800
		300-450m2	As new	Y	\$3300-\$4000
			Good	Y	\$2600-\$3300
			Fair	Y	\$1900-\$2600
			Poor	Y	\$1200-\$1900
		120-300m2	As new	Y	\$3500-\$4200
			Good	Y	\$2800-\$3500
			Fair	Y	\$2100-\$2800
			Poor	Y	\$1400-\$2100
		<120m2	As new	Y	\$3500-\$4200
			Good	Y	\$2800-\$3500
			Fair	Y	\$2100-\$3800
			Poor	Y	\$1400-\$2100