2022 Appraiser Survey Percentages

Survey responses 1 and 2 are converted to $/sf. Survey responses 3 through 34 are converted to a percentage.

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?

$9.11 /sf

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

$21.81 / sf

3. Assume you are appraising a house with 2 bedrooms. The house next door is identical except it has 3 bedrooms and sold for $400,000. What would that house have sold for with 2 bedrooms?

4.6%

4. Assume you are appraising a house with 3 bedrooms. The house next door is identical except it has 4 bedrooms and sold for $400,000. What would that house have sold for with 3 bedrooms?

0.5%

5. Assume you are appraising a house with 4 bedrooms. The house next door is identical except it has 5 bedrooms and sold for $400,000. What would that house have sold for with 4 bedrooms?

0.5%

6. Assume you are appraising a house on a low traffic residential street. An identical house just sold on a busy street for $400,000. What would that house have sold for on a low traffic street?

4.9%

7. Assume you are appraising a house with no adverse location influences. An identical house in the subdivision, backing to a freeway, just sold for $400,000. What would that house have sold for with no freeway influence?

6.3%

8. Assume you are appraising a house with no adverse location influences. An identical house in the subdivision, backing to a water tower, just sold for $400,000. What would that house have sold for with no water tower influence?

2.2%

9. Assume you are appraising a house with no adverse location influences. An identical house in the subdivision, backing to a high voltage transmission line, just sold for $400,000. What would that house have sold for with no power line influence?

5.0%

10. Assume you are appraising a house with no adverse location influences. An identical house in the subdivision, backing to rail tracks, just sold for $400,000. What would that house have sold for with no rail track influence?

5.2%

11. Assume you are appraising a house with no adverse location influences. An identical house in the subdivision, backing to commercial property, just sold for $400,000. What would that house have sold for with no commercial influence?

3.9%

12. Assume you are appraising a Q3 air conditioned house in a climate with cold winters and hot summers. An identical house in the subdivision, without central air, just sold for $400,000. What would that house have sold for with central air?

3.6%

13. Assume you are appraising a Q4 air conditioned house in a climate with cold winters and hot summers. An identical house in the subdivision, without central air, just sold for $400,000. What would that house have sold for with central air?

2.2%

14. Assume you are appraising a Q5 air conditioned house in a climate with cold winters and hot summers. An identical house in the subdivision, without central air, just sold for $400,000. What would that house have sold for with central air?

1.2%

15. Assume you are appraising a house in a cold winter climate with an in-ground pool. An identical house in the subdivision, without an in-ground pool, just sold for $400,000. What would that house have sold for with an in-ground pool?

3.0%

16. Assume you are appraising a house in a mild winter climate with an in-ground pool. An identical house in the subdivision, without an in-ground pool, just sold for $400,000. What would that house have sold for with an in-ground pool?

5.1%

17. Assume you are appraising a house in a warm winter climate with an in-ground pool. An identical house in the subdivision, without an in-ground pool, just sold for $400,000. What would that house have sold for with an in-ground pool?

7.9%

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?

4.8%

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?

6.1%

20. Assume you are appraising a Q4 house in C4 condition. An identical house in the subdivision with C3 condition just sold for $400,000. What would that house have sold for in C4 condition?

7.2%

21. Assume you are appraising a Q4 house in C3 condition. An identical house in the subdivision with C2 condition just sold for $400,000. What would that house have sold for in C3 condition?

7.7%

22. Assume you are appraising a Q4 house in C2 condition. An identical house in the subdivision with C1 condition just sold for $400,000. What would that house have sold for in C2 condition?

8.1%

23. Assume you are appraising a Q4 house in C4 condition. An identical house in the subdivision with C5 condition just sold for $400,000. What would that house have sold for in C4 condition?

9.2%

24. Assume you are appraising a Q4 house in C5 condition. An identical house in the subdivision with C6 condition just sold for $400,000. What would that house have sold for in C5 condition?

9.6%

25. Assume you are appraising a Q3 house in C4 condition. An identical house in the subdivision with C3 condition just sold for $400,000. What would that house have sold for in C4 condition?

7.7%

26. Assume you are appraising a Q3 house in C3 condition. An identical house in the subdivision with C2 condition just sold for $400,000. What would that house have sold for in C3 condition?

8.0%

27. Assume you are appraising a Q3 house in C2 condition. An identical house in the subdivision with C1 condition just sold for $400,000. What would that house have sold for in C2 condition?

5.6%

28. Assume you are appraising a Q3 house in C4 condition. An identical house in the subdivision with C5 condition just sold for $400,000. What would that house have sold for in C4 condition?

9.2%

29. Assume you are appraising a Q3 house in C5 condition. An identical house in the subdivision with C6 condition just sold for $400,000. What would that house have sold for in C5 condition?

10.1%

30. Assume you are appraising a C3 condition house with quality of Q4. An identical house in the subdivision with Q3 quality just sold for $400,000. What would that house have sold for if quality was Q4?

8.3%

31. Assume you are appraising a C3 condition house with quality of Q3. An identical house in the subdivision with Q2 quality just sold for $400,000. What would that house have sold for if quality was Q3?

10.0%

32. Assume you are appraising a C3 condition house with quality of Q2. An identical house in the subdivision with Q1 quality just sold for $400,000. What would that house have sold for if quality was Q2?

8.7%

33. Assume you are appraising a C3 condition house with quality of Q4. An identical house in the subdivision with Q5 quality just sold for $400,000. What would that house have sold for if quality was Q4?

7.9%

34. Assume you are appraising a C3 condition house with quality of Q5. An identical house in the subdivision with Q6 quality just sold for $400,000. What would that house have sold for if quality was Q5?

9.5%

1.

40 x 60 Pole Barn	
Mean	21859.18367
Standard Error	1784.837686
Median	20000
Mode	20000
Standard Deviation	12493.8638
Sample Variance	156096632.7
Kurtosis	0.231343118
Skewness	0.805032805
Range	52600
Minimum	5000
Maximum	57600
Sum	1071100
Count	49

Mean response: $21,860
Per Square Foot: $9.11

2.

24 x 40 Steel Bldg	
Mean	20930.61224
Standard Error	1866.310258
Median	20000
Mode	20000
Standard Deviation	13064.17181
Sample Variance	170672585
Kurtosis	7.936989509
Skewness	2.25344058
Range	77000
Minimum	3000
Maximum	80000
Sum	1025600
Count	49

Mean response: $20,931
Per Square Foot: $21.81

3.

3rd Bedroom	
Mean	381744.6809
Standard Error	3230.215248
Median	390000
Mode	390000
Standard Deviation	22145.24003
Sample Variance	490411655.9
Kurtosis	15.16141899
Skewness	-3.270558624
Range	133000
Minimum	267000
Maximum	400000
Sum	17942000
Count	47

3 Bedroom House	$400,000
2 Bedroom House	$381,745
Adjustment	$18,255
Percentage	4.60%

4.

4th Bedroom	
Mean	397833.3333
Standard Error	2975.570351
Median	400000
Mode	400000
Standard Deviation	20615.35612
Sample Variance	424992907.8
Kurtosis	14.39394353
Skewness	-1.04948286
Range	175000
Minimum	300000
Maximum	475000
Sum	19096000
Count	48

4 Bedroom House	$400,000
3 Bedroom House	$397,833
Adjustment	$2,167
Percentage	0.50%

5.

5th Bedroom	
Mean	398000
Standard Error	1884.991111
Median	400000
Mode	400000
Standard Deviation	13059.60151
Sample Variance	170553191.5
Kurtosis	28.34153656
Skewness	-4.691625759
Range	105000
Minimum	320000
Maximum	425000
Sum	19104000
Count	48

5 Bedroom House	$400,000
4 Bedroom House	$398,000
Adjustment	$2,000
Percentage	0.50%

6.

Busy Road	
Mean	420641.6667
Standard Error	2476.492016
Median	420000
Mode	440000
Standard Deviation	17157.63999
Sample Variance	294384609.9
Kurtosis	-0.114058896
Skewness	-0.300968254
Range	75000
Minimum	375000
Maximum	450000
Sum	20190800
Count	48

Busy Road House	$	400,000
Low Traffic	$	420,642
Difference	$	20,642
Percentage		4.9%

7.

Backing to Freeway	
Mean	425329.1667
Standard Error	2781.145292
Median	425000
Mode	440000
Standard Deviation	19268.33979
Sample Variance	371268918.4
Kurtosis	0.727931398
Skewness	-0.189841116
Range	100000
Minimum	375000
Maximum	475000
Sum	20415800
Count	48

No Freeway	$	425,329
Backs to Freeway	$	400,000
Difference	$	25,329
Percentage		6.3%

8.

Water Tower	
Mean	409163.0435
Standard Error	1766.711399
Median	406500
Mode	400000
Standard Deviation	11982.41969
Sample Variance	143578381.6
Kurtosis	2.388321298
Skewness	1.261863263
Range	65000
Minimum	385000
Maximum	450000
Sum	18821500
Count	46

No Water Tower	$409,136
Water Tower	$400,000
Difference	$9,136
Percentage	2.2%

9.

Power Lines	
Mean	421041.6667
Standard Error	3247.197146
Median	420000
Mode	420000
Standard Deviation	22497.24175
Sample Variance	506125886.5
Kurtosis	4.901252775
Skewness	1.866222563
Range	115000
Minimum	385000
Maximum	500000
Sum	20210000
Count	48

No Power Lines	$	421,042
Power Lines	$	400,000
Difference	$	21,042
Percentage		5.0%

10.

Rail Tracks	
Mean	421895.8333
Standard Error	2470.076158
Median	425000
Mode	440000
Standard Deviation	17113.18962
Sample Variance	292861258.9
Kurtosis	0.378201365
Skewness	-0.715141247
Range	75000
Minimum	375000
Maximum	450000
Sum	20251000
Count	48

No Rail Tracks	$	421,896
Rail Tracks	$	400,000
Difference	$	21,896
Percentage		5.2%

11.

Commercial Influence	
Mean	416333.3333
Standard Error	2411.881365
Median	415000
Mode	420000
Standard Deviation	16179.39206
Sample Variance	261772727.3
Kurtosis	2.872398975
Skewness	1.036993534
Range	95000
Minimum	380000
Maximum	475000
Sum	18735000
Count	45

No Commercial	$	416,333
Commercial	$	400,000
Difference	$	16,333
Percentage		3.9%

12.

Q3 CA Cold Winter Hot Summer	
Mean	412826.087
Standard Error	1517.229342
Median	410000
Mode	410000
Standard Deviation	10290.35006
Sample Variance	105891304.3
Kurtosis	5.958012453
Skewness	2.202546864
Range	50000
Minimum	400000
Maximum	450000
Sum	18990000
Count	46

Central Air	$	415,000
No Central Air	$	400,000
Difference	$	15,000
Percentage		3.6%

13.

Q4 AC Cold Winter Hot Summer	
Mean	408797.8723
Standard Error	921.9870016
Median	410000
Mode	410000
Standard Deviation	6320.824429
Sample Variance	39952821.46
Kurtosis	1.72909603
Skewness	0.333941706
Range	35000
Minimum	390000
Maximum	425000
Sum	19213500
Count	47

Central Air	$	408,798
No Central Air	$	400,000
Difference	$	8,798
Percentage		2.2%

14.

Q5 AC Cold Winter Hot Summer	
Mean	405042.5532
Standard Error	972.4262488
Median	405000
Mode	400000
Standard Deviation	6666.618486
Sample Variance	44443802.04
Kurtosis	8.1129371
Skewness	-1.661076764
Range	45000
Minimum	375000
Maximum	420000
Sum	19037000
Count	47

Central Air	$	405,043
No Central Air	$	400,000
Difference	$	5,043
Percentage		1.2%

15.

In Ground Pool Cold Winter	
Mean	412457.4468
Standard Error	1748.054938
Median	410000
Mode	410000
Standard Deviation	11984.06088
Sample Variance	143617715.1
Kurtosis	1.57610469
Skewness	1.026799255
Range	60000
Minimum	390000
Maximum	450000
Sum	19385500
Count	47

In Ground Pool	$	412,457
No Pool	$	400,000
Difference	$	12,457
Percentage		3.0%

16.

In Ground Pool Mild Winter	
Mean	421372.3404
Standard Error	1878.813918
Median	420000
Mode	420000
Standard Deviation	12880.49928
Sample Variance	165907261.8
Kurtosis	5.442773368
Skewness	1.485107188
Range	75000
Minimum	400000
Maximum	475000
Sum	19804500
Count	47

In Ground Pool	$	421,372
No Pool	$	400,000
Difference	$	21,372
Percentage		5.1%

17.

In Ground Pool Warm Winter	
Mean	434276.5957
Standard Error	2581.099402
Median	430000
Mode	430000
Standard Deviation	17695.12599
Sample Variance	313117483.8
Kurtosis	3.387031013
Skewness	1.563163596
Range	90000
Minimum	410000
Maximum	500000
Sum	20411000
Count	47

In Ground Pool	$	434,277
No Pool	$	400,000
Difference	$	34,277
Percentage		7.9%

18.

Site Improvements City S&W	
Mean	19333.33333
Standard Error	2372.18733
Median	15000
Mode	15000
Standard Deviation	15913.11637
Sample Variance	253227272.7
Kurtosis	6.809639356
Skewness	2.423398674
Range	77000
Minimum	3000
Maximum	80000
Sum	870000
Count	45

Mean	$19,333
% of $400,000	4.8%

19.

Site Improvements Well & Septic	
Mean	24489.3617
Standard Error	2529.497093
Median	20000
Mode	20000
Standard Deviation	17341.35838
Sample Variance	300722710.5
Kurtosis	8.614534868
Skewness	2.515820531
Range	95000
Minimum	5000
Maximum	100000
Sum	1151000
Count	47

Mean	$	24,489
% of $400,000		6.1%

20.

Q4 C3 vs C4	
Mean	371272.7273
Standard Error	2673.644692
Median	370000
Mode	360000
Standard Deviation	17734.95253
Sample Variance	314528541.2
Kurtosis	7.890790641
Skewness	2.041859792
Range	100000
Minimum	350000
Maximum	450000
Sum	16336000
Count	44

Q4 in C3 Condition	$	400,000
Q4 in C4 Condition	$	371,273
Difference	$	28,727
Percentage		7.2%

21.

Q4 C2 vs C3	
Mean	369100
Standard Error	2422.861203
Median	375000
Mode	380000
Standard Deviation	15323.51971
Sample Variance	234810256.4
Kurtosis	1.282234603
Skewness	-0.951068977
Range	75000
Minimum	320000
Maximum	395000
Sum	14764000
Count	40

Q4 in C2 in Condition	$400,000
Q4 in C3 Condition	$369,100
Difference	$30,900
Percentage	7.7%

22.

Q4 C1 vs C2	
Mean	435295.4545
Standard Error	4040.699334
Median	440000
Mode	440000
Standard Deviation	26802.96716
Sample Variance	718399048.6
Kurtosis	3.076145754
Skewness	-0.864999064
Range	150000
Minimum	350000
Maximum	500000
Sum	19153000
Count	44

Q4 in C4 Condition	$	435,296
Q4 in C5 Condition	$	400,000
Difference	$	35,296
Percentage		8.1%

23.

Q4 C4 vs C5	
Mean	440439.0244
Standard Error	2956.194154
Median	440000
Mode	440000
Standard Deviation	18928.87844
Sample Variance	358302439
Kurtosis	1.813767025
Skewness	1.024131355
Range	95000
Minimum	405000
Maximum	500000
Sum	18058000
Count	41

Q4 in C4 Condition	$	440,439
Q4 in C5 Condition	$	400,000
Difference	$	40,439
Percentage		9.2%

24.

Q4 C5 vs C6	
Mean	442477.2727
Standard Error	5437.176141
Median	440000
Mode	440000
Standard Deviation	36066.14636
Sample Variance	1300766913
Kurtosis	6.23979672
Skewness	-0.650969459
Range	250000
Minimum	300000
Maximum	550000
Sum	19469000
Count	44

Q4 in C5 Condition	$	442,477
Q4 in C6 Condition	$	400,000
Difference	$	42,477
Percentage		9.6%

25.

Q3 C3 vs C4	
Mean	369282.6087
Standard Error	2949.275362
Median	369000
Mode	360000
Standard Deviation	20002.95872
Sample Variance	400118357.5
Kurtosis	9.059682615
Skewness	1.879132981
Range	140000
Minimum	320000
Maximum	460000
Sum	16987000
Count	46

Q3 in C3 Condition	$	400,000
Q3 in C4 Condition	$	369,283
Difference	$	30,717
Percentage		7.7%

26.

Q3 C2 vs C3	
Mean	368095.4545
Standard Error	2099.687771
Median	370000
Mode	360000
Standard Deviation	13927.75303
Sample Variance	193982304.4
Kurtosis	1.353402916
Skewness	-0.426567325
Range	75000
Minimum	325000
Maximum	400000
Sum	16196200
Count	44

Q3 in C2 Condition	$	400,000
Q3 in C3 Condition	$	368,096
Differences	$	31,904
Percentage		8.0%

27.

Q3 C1 vs C2	
Mean	377537.7778
Standard Error	2642.984403
Median	380000
Mode	360000
Standard Deviation	17729.67837
Sample Variance	314341494.9
Kurtosis	0.312989506
Skewness	-0.69601894
Range	75000
Minimum	325000
Maximum	400000
Sum	16989200
Count	45

Q3 in C1 Condition	$	400,000
Q3 in C2 Condition	$	377,538
Difference	$	22,462
Percentage		5.6%

28.

Q3 C4 vs C5	
Mean	440287.8049
Standard Error	3462.996368
Median	440000
Mode	440000
Standard Deviation	22173.99598
Sample Variance	491686097.6
Kurtosis	4.382950101
Skewness	-0.587352395
Range	140000
Minimum	360000
Maximum	500000
Sum	18051800
Count	41

Q3 in C4 Condition	$	440,288
Q3 in C5 Condition	$	400,000
Difference	$	40,288
Percentage		9.2%

29.

Q3 C5 vs C6	
Mean	444900
Standard Error	3632.382746
Median	440000
Mode	440000
Standard Deviation	23540.53069
Sample Variance	554156585.4
Kurtosis	1.005587685
Skewness	0.913440658
Range	95000
Minimum	405000
Maximum	500000
Sum	18685800
Count	42

Q3 in C5 Condition	$	444,900
Q3 in C6 Condition	$	400,000
Difference	$	44,900
Percentage		10.1%

30.

C3 Q3 vs Q4	
Mean	366746.6667
Standard Error	2542.395276
Median	360000
Mode	360000
Standard Deviation	17054.90599
Sample Variance	290869818.2
Kurtosis	0.263157654
Skewness	-0.367625278
Range	80000
Minimum	320000
Maximum	400000
Sum	16503600
Count	45

C3 of Q3 Quality	$	400,000
C3 of Q4 Quality	$	366,747
Difference	$	33,253
Percentage		8.3%

31.

C3 Q2 vs Q3	
Mean	360059.0909
Standard Error	3821.838768
Median	360000
Mode	360000
Standard Deviation	25351.2104
Sample Variance	642683868.9
Kurtosis	1.164634302
Skewness	-0.175439292
Range	132000
Minimum	300000
Maximum	432000
Sum	15842600
Count	44

C3 of Q2 Quality	$	400,000
C3 of Q3 Quality	$	360,059
Difference	$	39,941
Percentage		10.0%

32.

C3 Q1 vs Q2	
Mean	365273.913
Standard Error	5955.880815
Median	360000
Mode	380000
Standard Deviation	40394.74902
Sample Variance	1631735749
Kurtosis	4.168761278
Skewness	1.231354768
Range	220000
Minimum	280000
Maximum	500000
Sum	16802600
Count	46

C3 of Q1 Quality	$	400,000
C3 of Q2 Quality	$	365,274
Difference	$	34,726
Percentage		8.7%

33.

C3 Q4 vs Q5	
Mean	434100
Standard Error	4313.85741
Median	440000
Mode	440000
Standard Deviation	28614.89285
Sample Variance	818812093
Kurtosis	1.633200274
Skewness	-0.543110056
Range	150000
Minimum	350000
Maximum	500000
Sum	19100400
Count	44

C3 of Q4 Quality	$	434,100
C3 of Q5 Quality	$	400,000
Differennce	$	34,100
Percentage		7.9%

34.

C3 Q5 vs Q6	
Mean	441958.9744
Standard Error	5127.714012
Median	440000
Mode	440000
Standard Deviation	32022.56374
Sample Variance	1025444588
Kurtosis	2.387462097
Skewness	1.275590942
Range	150000
Minimum	400000
Maximum	550000
Sum	17236400
Count	39

C3 of Q5 Quality	$	441,959
C3 of Q6 Quality	$	400,000
Difference	$	41,959
Percentage		9.5%