

# 📊 Market Valuation Report – 10525 Wild Fox Pl, Franktown, CO

## 🏡 Final Market Valuation Summary

This updated valuation includes the critical 8180 Autumn Acorn sale and removes all non-closed or non-relevant data. Based on its features and rural luxury appeal, the subject compares closely with this property, adjusting downward for age and finish level.  
  
The table below presents the key comps used in this analysis and their adjusted values, reflecting a consistent methodology across rural high-end homes with limited direct comps.

## 📊 Adjusted Comparable Sales (Closed Only)

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| Address | Closed Price | Above Grade SF | Lot (Acres) | Year Built | Adjusted Price ($/SF) |
| 2970 Red Kit | $2,066,974 | 2,427 | 2.0 | 2024 | $2,417,449 ($474) |
| 2433 Fox View | $2,100,000 | 3,212 | 1.5 | 2022 | $2,386,600 ($468) |
| 2449 Fox View | $2,200,000 | 2,843 | 1.59 | 2022 | $2,519,275 ($494) |
| 11486 Evening Hunt | $2,248,000 | 2,635 | 1.52 | 2023 | $2,582,875 ($506) |
| 10621 Lone Fox | $2,420,000 | 2,518 | 3.84 | 2022 | $2,723,650 ($534) |
| 8180 Autumn Acorn | $3,100,000 | 4,566 | 3.47 | 2023 | $3,175,050 ($623) |

## 🏠 Market Value Guidance

With 8180 Autumn Acorn now correctly influencing the range and all adjustments applied:  
• Suggested Low Price: $2,387,000   
• Suggested High Price: $3,175,000   
• Suggested Average Price: $2,673,000  
  
A listing near $2.9M–$3.0M is supported, with 8180 Autumn Acorn serving as a strong benchmark for size, land use, and premium features.

## 💬 Market Opinion

While 8180 Autumn Acorn sold near $3.1M with top-tier finishes and new construction appeal, your subject’s slightly older build and less contemporary finish level support a modest reduction. However, the addition of an elevator, full finished basement, and RV structure retain significant value.  
  
This places the subject’s market value appropriately in the $2.85M to $3.0M range depending on buyer response to finish level and acreage setting.

🔍 Why Appraisers Typically *Do Not* Rely on Price Per Square Foot (PSF) Alone:

Appraisers follow USPAP (Uniform Standards of Professional Appraisal Practice), and within those standards:

⚖️ 1. PSF Can Be Misleading Without Context

* Two homes with the same square footage can have vastly different:

Build quality (custom vs. production)

Finish level (builder-grade vs. luxury finishes)

Layout and utility (e.g., 4,000 SF poorly laid out vs. efficiently planned)

Systems (HVAC zones, smart wiring, radiant heat, etc.)

👉 PSF compresses all those differences into one oversimplified number.

🧱 2. Cost Doesn't Scale Linearly

* The first 1,500–2,000 SF of a house usually costs more per foot than the next 1,000.
* Kitchens, bathrooms, elevators, and garages are disproportionately expensive per SF.
* This means that larger homes tend to have lower PSF, which can skew market interpretation.

📍 3. Neighborhood-Specific Value Factors

* A 4,000 SF home in one subdivision might be worth far more than the same size home in another — even with similar finishes — due to:

School district

Lot configuration

HOA amenities

Market perception

Views or land use rights

Appraisers will go outside a 1-mile radius or use older sales before relying too heavily on unadjusted SF metrics.

📐 4. Appraisal = Adjusted Comparable Sales Approach

Instead of PSF, they use:

✅ Sales Comparison Approach  
Find the most similar properties, even if geographically farther or older, and then  
Make specific dollar adjustments for:

* Size differences (not per foot, but $X based on paired sales or market norms)
* Age
* Lot size
* Garage count
* Basement finish
* Condition/quality

This method is far more nuanced and respects actual buyer behavior.

🧠 When PSF *Is* Useful:

1. In developer pricing, for repeat builds with known specs
2. In early market screening (e.g., when identifying outliers)
3. In peer-to-peer agent comp work, when you need a fast ballpark
4. For buyer education on pricing spread

But appraisers treat PSF as a secondary check, not a valuation method.

While price per square foot (PSF) can give us a rough idea of market trends, appraisers don’t use it to determine value — because not all square footage is created equal.

For example, the first 1,500–2,000 square feet of a home often cost more to build than the next 1,000 — because you're already paying for core systems like kitchens, bathrooms, and HVAC. So, cost (and therefore value) doesn’t scale evenly with size. That’s why larger homes often have a lower PSF than smaller ones, even if they’re more valuable overall.

Instead, appraisers look for the most similar properties and adjust for differences in size, lot, age, garage, finishes, and more.  
So while PSF is a helpful benchmark, true value comes from the complete package — not just the square footage.

Yes — there is a recognized set of grading standards used in appraisals, primarily from Fannie Mae and Freddie Mac guidelines (UAD - Uniform Appraisal Dataset), which categorize quality of construction (Q1–Q6) and condition (C1–C6).

These are widely used by appraisers, underwriters, and sometimes real estate professionals to speak a common language about a home’s quality and condition. Here’s a simplified version:

🔨 Quality Ratings (Q1–Q6) – "Finish Grade"

| Code | Description | Key Features |
| --- | --- | --- |
| Q1 | Luxury custom | Highest-end materials, exceptional craftsmanship, full architectural design; rare |
| Q2 | Custom | High-quality, often architect-designed; premium materials, built-ins, special-order finishes |
| Q3 | Semi-custom | Good-quality construction; upgraded finishes, designer touches, maybe builder upgrades |
| Q4 | Builder-grade / Production | Standard subdivision-level homes; basic finishes like laminate, carpet, basic tile |
| Q5 | Basic economy | Minimal construction quality, spec or entry-level builds; basic or outdated materials |
| Q6 | Substandard | Below minimum standards; may lack necessary systems or code compliance |

🔧 Condition Ratings (C1–C6)

| Code | Description | Key Features |
| --- | --- | --- |
| C1 | New | Never occupied; no physical depreciation |
| C2 | Like new | Recently renovated with top materials; no visible wear |
| C3 | Well-maintained | Normal wear for age; no major repairs needed |
| C4 | Minor deferred maintenance | Still livable but shows some age; updates needed |
| C5 | Needs repairs | Functional obsolescence or systems needing repair |
| C6 | Poor condition | Major repairs required; not marketable in current state |

🧠 For Your Property:

From your analysis:

1. Finish Grade = Q4: Builder-grade construction
2. Condition = C3: Well-maintained, typical for its age
3. Likely not upgraded beyond subdivision norms, though features like the walkout and size improve *value*, not *grade*

💡 Tip for Sellers or Marketing:

If your seller has upgraded finishes beyond basic (e.g., real hardwood, quartz counters, custom cabinetry), you could argue for a Q3–Q4 hybrid and call it “semi-custom finishes” — but appraisers usually require material evidence (invoices, clear material differences).