



RE/MAX CLARITY



RE/MAX CLARITY - WV
Re/Max Clarity 1ST - OH
 Traci Thomas Wells, Broker
304-525-SOLD • 1225 6th Ave,
 Huntington, WV

Traci Thomas Wells
 Broker/Owner
304-610-6063

Brokerage
 OF THE YEAR

2022
RE/MAX

FEATURED AGENTS



Tammy Spurlock
 Salesperson/Realtor
304-638-9865



Dawn Aldridge-Green
 Salesperson/Realtor
304-638-8131



Jill Nelson
 Salesperson/Realtor
304-633-2873



Brenda Taylor
 Salesperson/Realtor
304-634-4659



Cody Lobo
 Salesperson/Realtor
304-617-8517



Ken Gainer
 Salesperson/Realtor
304-360-3000



Judy Foster
 Salesperson/Realtor
304-654-2444



Judy Burton
 Salesperson/Realtor
304-633-5869

What Improvements Provide the Greatest Rate of Return

When homeowners embark on a home improvement project, their reasons for doing so are often two-fold: 1. To make the house more in their own image and thus more comfortable for themselves; and 2. to increase the value of their home and their asking price when it comes time to sell the home.

In conjunction with the home-improvement industry experiencing a boom since the turn of the century, many neighborhoods have undergone drastic cosmetic changes, changing right before our eyes seemingly overnight.

But which home improvement projects are best for homeowners looking to get the most return for their investment dollar? In their annual "Cost vs. Value Report," *Remodeling* magazine notes which projects provide the greatest return and which are less likely to yield a significant return on a homeowner's investment. The following projects are among those homeowners looking to get the most bang for their buck should consider before taking on their next home-improvement project.

- **Siding replacement:** In 2007, replacing existing siding with factory primed and factory painted fiber-cement siding provided the best return. Homeowners who did so could expect to recuperate slightly more than 88 percent of the cost of the project.

- **Wood deck addition:** Adding a wood deck also proved to be a worthwhile investment, as homeowners who did so could expect to recuperate 85 percent of their investment. In the study, the wood deck addition included a built-in bench and planter as well as stairs and a complete railing system.

- **Window replacement:** Replacing existing windows with vinyl windows is a worthwhile investment. Doing so on a smaller scale can result in homeowners recuperating up to 79 percent of their initial investment, while those undertaking a larger window replacement project can do even better than that.

While those jobs can each help homeowners recover a substantial portion of their home-improvement investment, the

following projects should probably be avoided by homeowners who are simply looking to get a great return.

- **Home office remodel:** While telecommuting might be getting more popular, it's apparently not popular enough that homeowners can expect a home office remodel to substantially raise their asking price, as the 2007 report found that such projects regain just 57 percent of the initial investment.

- **Midrange garage additions:** On average, a midrange garage addition costs just under \$54,000. However, its resale value is just \$37,461, hardly worth it for a homeowner simply looking to raise the asking price of his home.

- **Sunroom addition:** While sunrooms can be a great and enjoyable addition for homeowners who aren't looking to sell any time soon, they aren't exactly moneymakers, recuperating less than 60 percent of their initial cost. Seeing as a typical sunroom addition costs in the neighborhood of \$70,000, adding a sunroom likely isn't worthwhile for someone simply looking to sell.

