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Tuesday, May 30, 2006

## Design

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### Report helps gauge the return on your remodeling dollar

By STACY DOWNS  
The Kansas City Star

People constantly ask Realtors whether they'll recoup the money they spend on a remodeling project when they resell their home.

■ [Cost vs. Value Report](#)

The annual "Cost vs. Value Report" attempts to answer that question. It also can help people prioritize remodeling projects.

The most recent report, based on 2005 estimates by National Association of Realtors members, included these findings for Kansas City:

■ The highest payoff was for replacing existing siding with pre-painted fiber-cement materials. The average return was 113.5 percent. The average job cost \$11,092 and returned \$12,594.

■ The return from adding a deck was 62.9 percent last year, compared with 99.7 percent in 2004. The average job cost \$11,833, but the return was only \$7,441. That decline can be attributed to the increase in the cost of building materials. And local homes aren't appreciating as rapidly as those in other parts of the country.

"People here should understand that you're not going to usually get back every dollar you've put into your house," says David Rogers, broker and owner of six ReMax offices in Jackson County.

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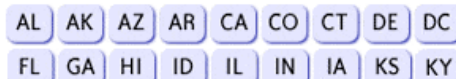
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More local findings:

■ **A midrange major kitchen remodel** — adding semi-custom wood cabinets, laminate countertops and energy-efficient appliances — recouped 66.6 percent. The average job was \$45,952 with a \$30,588 resale value.

■ **An upscale major kitchen remodel** — adding top-of-the-line cherry cabinets, stone countertops, imported tile backsplashes and commercial-grade appliances — recouped 60.3 percent. The average job was \$84,533 with a \$50,938 resale value.

■ **A minor kitchen remodel** — replacing cabinet fronts, the oven, sink and flooring — recouped 58.9 percent. The average job was \$15,768 with a \$9,281 resale value.

■ **A midrange bathroom remodel** — updating a 25-year-old bathroom with a new tub, tile, toilet and a solid-surface vanity — recouped 64.3 percent. The average job was \$11,487 with a \$7,382 resale value.

■ **An upscale bathroom remodel** — expanding an existing 5-by-7-foot bathroom and adding a dual shower, glass blocks, a bidet, toilet and stone-top dual vanity — recouped 60 percent. The average job was \$27,926 with a \$16,765 resale value.

John Corker, owner of Corker Remodeling & Repairs in Shawnee, says some of his clients are looking to update their homes, getting rid of those dark kitchen cabinets and avocado-green appliances from the Nixon era that could scare off potential buyers.

"Those people can get 100 percent of their remodeling investment back," he says. "But a person who wants to replace everything in a kitchen or bathroom that has just decade-old finishes won't."

To read the complete study, go to [KansasCity.com](http://KansasCity.com). Click on FYI/Living, then Home.

To reach Stacy Downs, home reporter, call (816) 234-4780 or send e-mail to [sdowns@kcstar.com](mailto:sdowns@kcstar.com).

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