

**Comparable Sales Adjustments**  
 Jefferson County Assessor's Office  
 June 10, 2009

The Comparable Sales adjustment spreadsheet is in a grid type format and is used for supporting actual values. The following information is the basis of the adjustment grid for the June 2008 value assessment date. When appropriate, additional specific adjustments may be made by the appraiser. It should be noted that the adjustment grid is not programmed for more than one improvement (other than detached garages or utility buildings).

See the attached comparable sheet for the corresponding numbers to the descriptions.

1. **Subject Property Ownership and sales history**, including date of sale, recorded deed type, and the recorded dollar amount.
2. **Property Identification.** The subject's schedule number, the comparable sale number and schedule number.
3. **Legal Description**, including the subdivision name and property address.
4. **Sales Information:**
  - a. The **Sales Code** identifies how the sale was verified in the sale confirmation process.
  - b. **Sales Price**, as recorded from the deed. Adjustments for time and personal property are not included here.
  - c. **Date of Sale.** All sales are adjusted to June 30, 2008, which is the Assessment or Valuation Date. Sales occurring during the 24-month period of July 1, 2006 to June 30, 2008 are analyzed for inflation rates by property type and economic.
  - d. **Market Condition.** These are the adjustments for sales concessions, financing, and/or personal property. This adjustment is made to the Sale Price before the calculation for the Date of Sale adjustment.
  - e. **Adjusted Sales Price per square foot.** This is the recorded sale price, plus the market conditions and time adjustment amount, divided by the living area square footage.
  - f. **Living Area Adjustment Amount.** The average of the Adjusted Living Area per square foot for the comparable sales. An Adjusted Living Area per square foot is calculated for each sale. This is calculated by taking a percentage of the sale's Adjusted Sale Price/Sq. Ft. Refer to the table below for the Quality type and Percentage. An average is calculated from the selected comparables.

<b>Living Area Adjustment</b>	
<b>Quality</b>	<b>Percent</b>
0 – Poor	0.25
1 – Low	0.28
2 – Fair	0.30
3 – Average	0.33
4 – Good	0.37
5 – Very Good	0.40
6 - Excellent	0.45

**5. Land Adjustments.**

**a. Land Adjustment.** When there is a difference greater than .199 acres between the subject and comparable, an adjustment is made. Depending upon the break point of the acreage difference, an adjustment is calculated by taking a percentage of the sale's Adjusted Sale Price. Refer to the table below for the Acre Breakpoints and Percentage.

Lower Acre	Upper Acre	Percent
0.125	0.199	3%
0.200	0.349	5%
0.350	0.599	7%
0.600	0.799	8%
0.800	1.999	9%
2.000	4.999	12%
5.000	19.999	15%
20.000	79.999	20%
80.000	199.999	25%

**b. Contributor Adjustment.** The difference between the subject and comparables' land contributors, if any. An adjustment is calculated by taking a percentage of the sale's Adjusted Sale Price. Refer to the table below for the Land Codes, Code Rate and Percentage.

Code Description	Code/Rate	%	Code/Rate	%	Code/Rate	%	Code/Rate	%
Access	ACC 1	1%	ACC 2	2%	ACC 3	5%	ACC 4	10%
Coverage/Exposure	COV 1	2%	COV 3	5%	EXP 1	1%	EXP 3	1%
Golf Course, Private	GCP 1, 6	5%	GCP 2	3%	GCP 3	1%		
Golf Course, Public	GCO 1, 6	5%	GCO 2	3%	GCO 3	1%		
Industrial	IND 1, 6	1%	IND 2	.5%	IND 3	.3%		
Irregular Site	IRR 1	.5%	IRR 2	1%	IRR 3	1.5%	IRR 4	2%
	IRR 5	2.5%	IRR 6	3%	IRR 7	3.5%	IRR 8	4%
Location	LOC 1	1%	LOC 2	1.5%	LOC 3	2%	LOC 4	2%
	LOC 5	2.5%	LOC 6	3%	LOC 7	4%	LOC 8	5%
Multi-Family	MLT 1, 6	1%	MLT 2	.75%	MLT 3	.5%		
Office	OFF 1, 6	1%	OFF 2	.75%	OFF 3	.5%		
Open Space: Parks, Greenbelt	OPS 1, 6	3%	OPS 2	2%	OPS 3	1%		
Power lines	PWL 1, 6	3%	PWL 2	2%	PWL 3	1%		
Restricted (Bldg. Moratorium)	RES 1	2%	RES 2	1%				
Railroad lines	RRT 1, 6	1%	RRT 2	.75%	RRT 3	.5%		
Retail	RTL 1, 6	1.5%	RTL 2	1%	RTL 3	.75%		
Soil Problems: Bentonite	SPB 1, 6	1%	SPB 2	2%	SPB 3	3%		
	SPD 1	5%	SPD 2	4%	SPD 3	3%	SPD 4	2.5%
	SPD 5	2%	SPD 6	1.5%	SPD 7	.5%	SPD 8	0%
Topography	TOP 2	5%	TOP 3	10%				
Traffic	TR1	1%	TR2	3%	TR3	5%		
	TR4	7%	TR5	9%				
View	VEW 3	3%	VEW 4	8%	VEW 5	15%		
Creek/Stream	WTC 1, 6	7%	WTC 2	3%	WTC 3	1%		
Flood Plain	WTF 1, 6	7%	WTF 2	3%	WTF 3	1%		
Lake	WTL 1, 6	7%	WTL 2	3%	WTL 3	1%		

**6. Improvement Adjustments.**

- a. **Description/Quality.** There is no dollar adjustment for different designs. It is common appraisal practice to compare structures of similar design, but it is not absolutely necessary. Quality difference is adjusted, if needed, by 10% per quality types 1 through 6, and 20% for type 0.
- b. **Construction Type.** The adjustment made is based on the difference between the first floor construction types. Frame construction is considered the base or typical.

Construction Type Adjustment					
Quality	Frame	Masonry \$/SF	Combination \$/SF	Modular \$/SF	Log \$/SF
1	0	\$0.10	\$0.10	\$0.10-	\$0.20
2	0	\$0.20	\$0.10	\$0.20-	\$0.40
3	0	\$0.20	\$0.10	\$0.20-	\$0.40
4	0	\$0.20	\$0.10	\$0.20-	\$0.40
5	0	\$0.20	\$0.10	\$0.20-	\$0.40
6	0	\$0.30	\$0.20	\$0.30-	\$0.60

- c. **Year Built -- Adjusted Year Built.** When there is a difference greater than 5 years between the subject and comparable, an adjustment is made to the adjusted sale price by .003 per year. For example, the subject has a year built of 1993 and Comp 1 has a year built of 1985.  $1993 - 1985 = 8 \times .003 = 0.024$ .

Year built is the first year the improvement is placed on the tax roll, not when construction is begun. For example, if construction began in January 2007, finished and occupied in October 2007, the improvement would be placed on the 2008 tax roll and considered built in 2008.

Adjusted Year Built is used when the improvement has had additional living space added or extensive remodeling completed.

- d. **Living Area Square Footage.** When there is a square footage difference greater than 100 square foot between the subject and comparable, an adjustment for living area is made. The calculation is discussed earlier in Items 4e and 4f.

Living area consists of all areas above ground and finished garden level.

- e. **Bathroom Adjustment.** A lump sum adjustment for the count differences on each item type is made. See the following table.

Bathroom Adjustment			
Quality	Basement Bath	Full / 3/4 Bath	1/2 Bath
1	\$400	\$800	\$200
2	\$400	\$900	\$200
3	\$500	\$900	\$300
4	\$500	\$1,000	\$300
5	\$600	\$1,200	\$300
6	\$900	\$1,700	\$500

- f. **Basement Area Adjustment.** When there is a difference of 100 square feet or greater, an adjustment is made for total basement and finished basement area. An adjustment is also made for unfinished areas for Bi-level and Split level design types. Finished areas for Bi-level and Split-levels are considered living area and not included here. For those situations, the main living area adjustment may be adjusted an additional 25% to 35% to account for the finished areas.

<b>Basement Area Adjustment</b>			
<b>Quality</b>	<b>Total Bsmt. Area</b>	<b>Finished Bsmt. Area</b>	<b>Unfin. Garden Area</b>
1	\$12.00	\$7.00	\$16.50
2	\$13.75	\$7.50	\$18.50
3	\$14.00	\$7.75	\$19.25
4	\$15.25	\$9.00	\$21.00
5	\$18.75	\$11.25	\$25.50
6	\$26.50	\$16.75	\$36.25

- g. **Walkout Adjustment.** There are three types of Basement and Garden level walkouts. They are identified by Quality type.

<b>Walkout Adjustment</b>		
<b>Quality</b>	<b>Basement</b>	<b>Garden Level</b>
1 - Exterior Stairwell	\$2,000	\$2,000
2 - Slightly out of ground	\$4,000	\$4,000
3 - At least one side out of ground	\$6,000	\$6,000

- h. **Garage Adjustment.** When there is a difference greater than 180 square feet, a garage adjustment is made between the subject and comparable. Garage codes included in the Attached adjustment are AG, BG, TU, and BU.

<b>Garage Adjustment</b>			
<b>Quality</b>	<b>Attached</b>	<b>Detached</b>	<b>Carport</b>
1	\$9.40	\$6.50	\$3.00
2	\$10.60	\$7.45	\$3.35
3	\$11.00	\$7.75	\$3.50
4	\$12.00	\$8.35	\$3.75
5	\$14.50	\$10.25	\$4.50
6	\$20.70	\$15.00	\$6.55

- i. **Heating and Cooling Adjustment.** A heating adjustment is made when the heat source is something other than forced air. Heating Codes, in order in the following Heating Adjustment table, include FA, HW, EL, GV, WF, NH and SH. Fireplaces, regardless of type - wood or gas, are adjusted at the same rate. Cooling Codes, in order in the Cooling Adjustment table include AC and EC.

Heating Adjustment						
Quality	Forced Air	Hot Water	Electric	Gravity	Wall Furnace	No Heat
1	\$0.00	\$400-	\$1,100	\$700	\$700	\$1,500
2	\$0.00	\$500-	\$1,200	\$800	\$800	\$1,600
3	\$0.00	\$500-	\$1,200	\$800	\$800	\$1,700
4	\$0.00	\$500-	\$1,400	\$900	\$900	\$1,900
5	\$0.00	\$700-	\$1,700	\$1,100	\$1,100	\$2,400
6	\$0.00	\$1,000-	\$2,500	\$1,600	\$1,600	\$3,600

Fireplace/Wood Stove Adjustment			
Quality	Wood Stove	Bsmt Fireplace	Main Floor Fireplace
1		\$200	\$200
2		\$300	\$300
3		\$300	\$300
4		\$300	\$300
5		\$300	\$300
6		\$500	\$500

Cooling Adjustment		
Quality	Central Air Conditioning	Evaporative Cooler
1	\$200	
2	\$200	
3	\$200	
4	\$200	
5	\$300	
6	\$400	\$100

- j. **Other Adjustments.** Additional adjustments are made for porches, wood decks, utility buildings, swimming pools and tennis courts. Adjustments for differences greater than 200 square feet are made to porches, decks and utility buildings.

Property specific adjustments for functional or external forces, identified as quality and depreciation adjustments, are made as needed.

Codes for porches and decks, in order in the following table, are EP, OP and WB.

<b>Porch and Wood Deck Adjustments</b>			
<b>Quality</b>	<b>Enclosed Porch</b>	<b>Covered Porch</b>	<b>Wood Balcony/Deck</b>
1	\$2.00	\$1.50	\$1.00
2	\$2.00	\$1.50	\$1.00
3	\$2.00	\$1.50	\$1.00
4	\$2.00	\$1.50	\$1.00
5	\$2.50	\$2.00	\$1.50
6	\$2.50	\$2.00	\$1.50

Codes for utility buildings, in order in the following table, are BN or AB, PB or AP, and UB or AU.

<b>Utility Building Adjustments</b>			
<b>Quality</b>	<b>Barn</b>	<b>Pole Barn</b>	<b>Utility Building/Shed</b>
1	\$1.50	\$1.50	\$0.95
2	\$1.60	\$1.50	\$0.95
3	\$1.65	\$1.50	\$0.95
4	\$1.80	\$1.50	\$0.95
5	\$2.20	\$1.50	\$0.95
6	\$3.15	\$1.50	\$0.95

Other miscellaneous codes, in order in the following table, are SP and TC.

<b>Miscellaneous Adjustments</b>		
<b>Quality</b>	<b>Swimming Pool</b>	<b>Tennis Court</b>
1	\$500	\$400
2	\$600	\$500
3	\$600	\$500
4	\$700	\$500
5	\$800	\$700
6	\$1,100	\$1,000

7. **Comparable Adjusted Market Value.** This area identifies the following:
  - a. The number of adjustments made to each comparable
  - b. The total percentage adjustment made to the adjusted sales price.
  - c. The net dollar adjustment made to the adjusted sale price.
  - d. The Indicated Market value based on the net dollar adjustments.
  
8. **Final Subject Indicated Value.** Comparison of the subject's Actual Value and the indicated value by the selected comparables.

Inventory items no longer adjusted on the grid: jacuzzi, saunas and solar heat.

1	OWNER NAME: xxxxxxxxxxxxxxxxxxxx													
	SALES HISTORY: MO/YR-CD-DEED- AMOUNT : ; 08/00-56-WARR-\$ 237,000; 06/99-56-WARR-\$ 205,000; 08/96-44-QC -													
2	SUBJ--COMP--SCHED#* SUBJECT	418198	* COMP 1	416555	* COMP 2	418206	* COMP 3	418215	*					
3	LEGAL (SEC-TWN-RNG)*	09-05-69	*	17-05-69	*	09-05-69	*	09-05-69	*					
	BLK-LOT-KEY	-0037-	*	004-0001-	*	-0045-	*	-0054-	*					
	SUB. NUMBER	756410	*	683710	*	756410	*	756410	*					
	SUB. NAME	*TOWNSHIP AT DAKOTA	*	*SIMMS POINTE	*	*TOWNSHIP AT DAKOTA	*	*TOWNSHIP AT DAKOTA	*					
	ADDRESS:ST.NO/DIR/	*5096 S OAK CT	*	*5223 S TABOR WAY	*	*5027 S OAK CT	*	*10827 W DUMBARTON DR*	*					
	NAME/TYPE/UNIT/	*												
4	SALES PRICE	*****	a/b	***54 DZMA	328900	*54 DZ	315500	*54 DZM	287000	*				
	DATE OF SALE	*****	c	4-26-2007	*	9-07-2007	*	1-02-2007	*					
	MARKET CONDITION	*****	d	1450-	*	400-	*	500-	*					
	ADJ PRICE/LA SQFT	*****	e	*** 149.86	314400	* 169.32	315100	* 154.36	286500	*				
	LA SQFT ADJUST	*****	f	*** 52.00	*	52.00	*	52.00	*					
	*****													
	DESCRIPTION	* DESCRIPTION	*+-	ADJ*	DESCRIPTION	*+-	ADJ*	DESCRIPTION	*+-	ADJ*	DESCRIPTION	*+-	ADJ*	
5	LAND SIZE (ACRES)	*	.156	a	* .158	*	.147	*	.093	*	*	*	*	
	LAND ADJUSTMENT	*		b	*	*	*	*	*	*	*	*	*	
	CONTRIB ADJUSTMENT	*	OP1	*	9400	*OP1	*	8500	*	*	*	*	*	
	DES./QUAL.	a	2STY/3	*	2STY/3	*	2STY/3	*	2STY/3	*	*	*	*	
	CONSTRUCTION	b	FRAME	*	FRAME	*	FRAME	*	FRAME	*	*	*	*	
	YR.BLT--ADJ.YR.BLT	c	1996-1996	*	1997-1997	*	1996-1996	*	1996-1996	*	*	*	*	
	LIVING AREA SQFT	d	1787	*	2098	*	16200	*	1861	*	1856	*	*	
	B.BATH= ,3B= ,2B=	e	1,1,1	*	1,1,1	*	1,1,1	*	1,1,1	*	*	*	*	
	BASEMENT TOTAL	f	1324	*	580	*	10400	*	906	*	5900	*	1429	
	BASEMENT FINISH		878	*	464	*	3200	*	517	*	2800	*	6800	
	GARDEN UNFINISH			*		*		*		*		*		
	WALKOUT	g	NO/NO	*	NO/NO	*	NO/NO	*	NO/NO	*	*	*	*	
	GARAGES	h	420(3/AG)	*	676(3/AG)	*	2800	*	420(3/AG)	*	430(3/AG)	*	*	
	HEATING/COOLING	i		*		*		*		*		*	*	
	F.PLACE/W.STOVE		FA	*	FA	*	FA	*	FA	*		*	*	
	AIR CON./EVAP.C.	j	1/0/0	*	1/0/0	*	1/0/0	*	1/0/0	*		*	*	
	OTHER ADJUSTMENTS		NO/NO	*	AC/NO	*	200	*	NO/NO	*	AC/NO	*	200	
	COVERED PORCH		77(3/OP)	*		*		*		*		*	*	
	WOOD BALCONY		183(3/WB)	*	275(3/WB)	*		*		*		*	*	
	*****													
7	#ADJ-%ADJ- \$NET ADJ	*****	6	1.15	3800	* 2	2.75	8700	* 4	4.73	13600	*		
	INDICATED M. VALUE	*****			318200	*		323800	*		300100	*		
	*****													
	ACTUAL VALUE IMPROVEMENT:	223600	****	d					INDICATED IMPROVEMENT VALUE:					
	ACTUAL VALUE LAND:	91910	****		VALUE YEAR: 2009					INDICATED LAND VALUE:				
	ACTUAL VALUE TOTAL:	315510	****	8					INDICATED VALUE BY SALES COMPARISON APPROACH:	314033				
	*****													