

Comparable Sales Adjustments

Jefferson County Assessor's Office

April 27, 2011, **Revised May 4, 2011**

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 2010 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 sample comparable sheet found on page 11 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, 2010, which is the Assessment or Valuation Date. Sales occurring during the 24-month period of July 1, 2008 to June 30, 2010 are analyzed for inflation rates by property type and economic area. The time trend calculation for each property type and economic area is found on page 8.
 - 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.** Based on the comparable's improvement quality, a percentage of that Adjusted Sale Price/sq. ft. is calculated. Refer to the table below for the Quality type and Percentage. An average is then calculated from those comparables' Percent Adjusted Sale price/sq. ft. The result is used to adjust the subject to the comparables' living area differences.

Living Area Adjustment	
Quality	Percent
0 – Poor	0.28
1 – Low	0.28
2 – Fair	0.35
3 – Average	0.36
4 – Good	0.39
5 – Very Good	0.40
6 - Excellent	0.45

5. Land Adjustments.

- a. Land Adjustment.** When there is a difference greater than .124 acres between the subject's acreage and the 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. The land contributor document explaining the codes is included on page 9.

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%
	LOC 1	1%	LOC 2	1.5%	LOC 3	2%	LOC 4	2%
Location	LOC 5	2.5%	LOC 6	3%	LOC 7	4%	LOC 8	5%
	MLT 1, 6	1%	MLT 2	.75%	MLT 3	.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%
Natural Disaster	SPD 5	2%	SPD 6	1.5%	SPD 7	.5%	SPD 8	0%
	TOP 2	5%	TOP 3	10%				
Topography	TR1	1%	TR2	3%	TR3	5%		
	TR4	7%	TR5	9%				
	VEV 3	3%	VEV 4	8%	VEV 5	15%		
View	VEV 3	3%	VEV 4	8%	VEV 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 when there is limited sales data available, it is not absolutely necessary.

Market analysis has indicated that quality has a significant influence in sales price. An adjustment is made for differences in quality between the subject and comparables and is calculated by taking a percentage of the sale's Adjusted Sale Price.

Quality	Percent
0 – Poor	0.20
1 – Low	0.10
2 – Fair	0.10
3 – Average	0.10
4 – Good	0.10
5 – Very Good	0.12
6 - Excellent	0.15

- 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.

Basement Area Adjustment			
Quality	Total Bsmt. Area	Finished Bsmt. Area	Unfin. Garden Area
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.

Walkout Adjustment		
Quality	Basement	Garden Level
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.

Garage Adjustment			
Quality	Attached	Detached	Carport
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.

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

Fireplaces, regardless of type - wood or gas, are adjusted at the same rate.

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 Codes, in order in the Cooling Adjustment table include AC and EC.

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.

Porch and Wood Deck Adjustments			
Quality	Enclosed Porch	Covered Porch	Wood Balcony/Deck
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.

Utility Building Adjustments			
Quality	Barn	Pole Barn	Utility Building/Shed
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.

Miscellaneous Adjustments		
Quality	Swimming Pool	Tennis Court
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.

Agricultural Property Adjustments

When the subject property is assigned an agricultural tax classification, the land value is assigned a per acre rate based on its usage. Agricultural classifications are granted after the property owner submits an application and provides documentation of agricultural use after a three year period. So, an improved sale that originally was given a residential tax classification could potentially be changed to a residential agricultural tax classification at a later date.

To handle those situations, the appraiser will determine the per acre rate that is used for the subject and apply that same rate to each comparable sale. The value difference between the subject and comparable will be made to the sale. The table below lists the 2011 Agricultural acreage rates:

2011 Agricultural Acreage Rates	
Tax Class	Per Acre Rate
4121: Dry Farm Land	\$67
4131: Meadow & Hay Land	\$697
4133: Mountain Meadow Land	\$166
4141: Grazing Land	\$54
4142: Grazing Land Class 7	\$32
4143: Grazing Land Class 8	\$15
4177: Ag Forest Land	\$54
4190: Ag Tree or Sod Farm Land	\$697

2011 Time Trending Results

The following table summarizes the monthly percent adjustment rates that were applied to the sales.

Area	Single Family	Condo	Town Homes	Duplex/Triplex
1	7/08 - 6/10: 0.00	-0.30	-0.25	7/08 - 6/10: 0.00
2	7/08 - 6/10: 0.00	-0.50	-0.25	7/08 - 6/10: 0.00
3	7/08 - 12/08: -0.15 1/09 - 6/10: 0.0	-0.55	-0.25	7/08 - 12/08: -0.15 1/09 - 6/10: 0.0
4	7/08 - 6/09: -0.10 7/09 - 6/10: 0.0	-0.20	-0.25	7/08 - 6/09: -0.10 7/09 - 6/10: 0.0
5	7/08 - 6/09: -0.15 7/09 - 6/10: 0.0	0.00	-0.25	7/08 - 6/09: -0.15 7/09 - 6/10: 0.0
6	7/08 - 6/10: 0.00	0.00	-0.25	7/08 - 6/10: 0.00
7	7/08 - 12/08: 0.0 1/09 - 6/10: -0.60			
8	7/08: 0.0 8/08 - 8/09: -0.40 9/09 - 6/10: 0.0	-0.20	-0.25	7/08: 0.0 8/08 - 8/09: -0.40 9/09 - 6/10: 0.0
9	7/08: 0.0 8/08 - 8/09: -0.50 9/09 - 6/10: 0.0			

The calculation works like this: A home sold for \$250,000 in February 2010. It is located in Economic Area 7. Go to the column marked Area 7, scan down the list to Feb-10. The amount listed is -.0240. This means a total time adjustment of -2.4% from February 2010 to June 2010. Multiply the time adjustment factor of -.0240 times the sale price of \$250,000. The time adjustment amount is -\$6,000. Add -\$6,000 to \$250,000. The time adjusted sale price is \$244,000. If the time adjustment is \$100 or less, no adjustment is made. All time adjustments are rounded to the nearest 100. The table below is for the 2011 Single Family and Duplex/Triplex time trend calculations.

Sale Date	Area 1	Area 2	Area 3	Area 4	Area 5	Area 6	Area 7	Area 8	Area 9
Jun-10	0.00	0.00	0.00	0.00	0.00	0.00	0.000	0.00	0.00
May-10	0.00	0.00	0.00	0.00	0.00	0.00	-0.006	0.00	0.00
Apr-10	0.00	0.00	0.00	0.00	0.00	0.00	-0.012	0.00	0.00
Mar-10	0.00	0.00	0.00	0.00	0.00	0.00	-0.018	0.00	0.00
Feb-10	0.00	0.00	0.00	0.00	0.00	0.00	-0.024	0.00	0.00
Jan-10	0.00	0.00	0.00	0.00	0.00	0.00	-0.030	0.00	0.00
Dec-09	0.00	0.00	0.00	0.00	0.00	0.00	-0.036	0.00	0.00
Nov-09	0.00	0.00	0.00	0.00	0.00	0.00	-0.042	0.00	0.00
Oct-09	0.00	0.00	0.00	0.00	0.00	0.00	-0.048	0.00	0.00
Sep-09	0.00	0.00	0.00	0.00	0.00	0.00	-0.054	0.00	0.00
Aug-09	0.00	0.00	0.00	0.00	0.00	0.00	-0.060	-0.004	-0.005
Jul-09	0.00	0.00	0.00	0.00	0.00	0.00	-0.066	-0.008	-0.010
Jun-09	0.00	0.00	0.00	-0.001	-0.0015	0.00	-0.072	-0.012	-0.015
May-09	0.00	0.00	0.00	-0.002	-0.0030	0.00	-0.078	-0.016	-0.020
Apr-09	0.00	0.00	0.00	-0.003	-0.0045	0.00	-0.084	-0.020	-0.025
Mar-09	0.00	0.00	0.00	-0.004	-0.0060	0.00	-0.090	-0.024	-0.030
Feb-09	0.00	0.00	0.00	-0.005	-0.0075	0.00	-0.096	-0.028	-0.035
Jan-09	0.00	0.00	0.00	-0.006	-0.0090	0.00	-0.096	-0.032	-0.040
Dec-08	0.00	0.00	-0.0015	-0.007	-0.0105	0.00	-0.096	-0.036	-0.045
Nov-08	0.00	0.00	-0.0030	-0.008	-0.0120	0.00	-0.096	-0.040	-0.050
Oct-08	0.00	0.00	-0.0045	-0.009	-0.0135	0.00	-0.096	-0.044	-0.055
Sep-08	0.00	0.00	-0.0060	-0.010	-0.0150	0.00	-0.096	-0.048	-0.060
Aug-08	0.00	0.00	-0.0075	-0.011	-0.0165	0.00	-0.096	-0.052	-0.065
Jul-08	0.00	0.00	-0.0090	-0.012	-0.0180	0.00	-0.096	-0.052	-0.065

JEFFERSON COUNTY LAND CONTRIBUTORS

CODE	RATING	DEFINITION
The following land characteristics are adjusted on a percentage basis by the use of either a specific code or a code and rating combination. A schedule can have one specific code/rating assignment per characteristic classification.		
TOPOGRAPHY: Terrain; Refers to the terrain or topographical features of the immediate area near the subject improvement.		
TOP	1	Level to sloping
TOP	2	Limited building site, steep
TOP	3	Very steep, difficult to develop
ACCESS: Refers to the primary fronting street or the street providing the most immediate access to the subject property boundary.		
ACC	1	Narrow, less than County quality
ACC	2	Difficult access: Forest service, easement, private, poorly maintained
ACC	3	Landlocked/No Legal Access
ACC	4	Exclusive subdivision with gate
EXPOSURE (Mountain Areas only): Exposure is determined by looking at the slope of the mountain, not the direction the house is facing, nor the direction that the driveway comes in off the road. If reasonably equal, use south exposure.		
EXP	1	Poor – North/Very little sun
EXP	2	Average – East/Morning sun
EXP	3	Good – South/All Day sun; West/Afternoon sun
COVER (Mountain Areas only): Coverage primarily deals with rocky terrain versus meadow grazing.		
COV	1	Poor – Barren or extremely heavy tree cover and/or rocky
COV	2	Average – Scattering of trees or could be all meadow
COV	3	Good - Part meadow and a scattering of trees; could have prominent rock outcroppings, which may enhance the property

CODE	RATING	DEFINITION
EXTERNAL FORCES: Refers to man-made items which affect the schedule. Only one per schedule. Choose the most prominent type.		
MLT	**	Multi-family; i.e. Apartments, Condos, Mobile Home Parks
OFF	**	Office Building
RTL	**	Retail Building
IND	**	Industrial Building
RRT	**	Railroad Lines
PWL	**	High Tension Lines
OPEN SPACE: Refers to the amenities that could restrict additional development adjacent to the property. Only one per schedule. Choose the most prominent type.		
OPS	**	Open Space: County dedicated or National Forest. Park or Greenbelt/Trails/Canal.
GCO	**	Public Golf Course
GCP	**	Private Golf Course
SCHOOLS: Only one per schedule. Choose the most prominent type.		
ELS	**	Elementary School
MDS	**	Middle School
HIS	**	High School
DCS	**	Day Care/Church

*EXPOSURE, TOPOGRAPHY, and COVERAGE have an entry on EVERY MOUNTAIN property (Areas 7, 8 & 9)

**EXTERNAL FORCES, OPEN SPACE, SCHOOLS, TRAFFIC & WATER will have a Quality Rating as follows: 1= Abuts To 2 = Across From 3 = Proximity to

O:\Procedures\LandValuation\LandChar.doc

Revised: 01/15/08

CODE	RATING	DEFINITION
TRAFFIC		
TR1		Collector Street; 2 lanes; 30 mph min.
TR2		Minor Arterial; 2 lanes (mountains); 4 lanes (plains); 40 mph min.
TR3		Principal Arterial; 4 lanes (mountains); 40 mph min. 6 lanes (plains); 45 mph min.
TR4		Parkway; 4 - 6 lanes; 50 mph min. posted speed
TR5		Freeway; 4 - 6 lanes; 55 mph min. posted speed
VIEW		
VEW	3	Good view - Typically 90 degrees or greater. Typically will have a nice view of a lake, the city or mountains. May have some limited obstruction - trees, buildings, etc.
VEW	4	Great view - Typically 180 degrees or greater; view of city, mountains or lake. Usually no obstructions.
VEW	5	Breathtaking view - Possibly 360 degrees, but not necessarily. Typically no obstructions. This view would be very unique and will be extraordinary, astounding, and remarkable.
LOT DESCRIPTION		
IRR		Irregularly shaped lot
LOC		Location adjustment within neighborhood
RES	1 / 2 / 3	Vacant or improved parcel located in a Restricted development area. Property development or modification is limited due to government code (i.e., health) violations. Rating 1 is primarily for parcels with all lots in Restricted area; Rating 2 for parcels with some lots in Restricted area; Rating 3 for vacant land coded 1177.
TYP		Typical lot. No characteristics present that would affect value either positively or negatively.
UNB		Unbuildable lot

CODE	RATING	DEFINITION
SOIL PROBLEMS		
SPM		Soil Problems, Mine
SPB	1	Soil Problems, Bentonite – Vacant land
SPB	2	Soil Problems, Bentonite – Improved land
SPD		Natural Disaster
WATER		
WTF	1 / 2 / 3	Flood Plain / Swampy / Marsh. Rating 1 is primarily for improved property; Rating 2 for vacant land; Rating 3 for proximity.
WTC	**	Creek / Stream
WTL	**	Small Pond / River/ Lake
The following land characteristics are adjusted by a lump sum dollar amount. The code is used as the identifier of the specific adjustment. When there is insufficient market data to make an adjustment use a zero lump sum so the characteristic can be tracked.		
UTILITIES: Refers to those properties that don't follow the normal public water/sewer scenario. For example, if the property has public water in addition to a well, enter UT2 and UT5.		
UT1		Specific to property; is different from the following codes. Comments needed.
UT2		Public Water
UT3		Public Sewer
UT4		Community Well
UT5		Well
UT6		Septic
UT7		None
The following land characteristics have no adjustments made. Water and sewer are automatically inserted in the database when an improvement is added.		
WAT		Water
SEW		Sewer
CSR		Conservation Easement
CMB	1 / 2	Parcel is contiguous with Res Improved. Rating 1 is for vacant schedule. Rating 2 is for improved schedule.
PAT		Patio Home

*EXPOSURE, TOPOGRAPHY, and COVERAGE have an entry on EVERY MOUNTAIN property (Areas 7, 8 & 9)

**EXTERNAL FORCES, OPEN SPACE, SCHOOLS, TRAFFIC & WATER will have a Quality Rating as follows: 1 = Abuts To 2 = Across From 3 = Proximity to

O:\Procedures\LandValuation\LandChar.doc

Revised: 01/15/08

1	OWNER NAME: xxxxxxxxxxxxxxxxxxxxxx												
2	SALES HISTORY: MO/YR-CD-DEED- AMOUNT : ; 08/00-56-WARR-\$ 237,000; 06/99-56-WARR-\$ 205,000; 08/96-44-QC -												
3	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	*				
3	BLK-LOT-KEY	-0037-	*	004-0001-	*	-0045-	*	-0054-	*				
3	SUB. NUMBER	756410	*	683710	*	756410	*	756410	*				
3	SUB. NAME	*TOWNSHIP AT DAKOTA	*	*SIMMS POINTE	*	*TOWNSHIP AT DAKOTA	*	*TOWNSHIP AT DAKOTA	*				
3	ADDRESS:ST.NO/DIR/NAME/TYPE/UNIT/	*5096 S OAK CT	*	*5223 S TABOR WAY	*	*5027 S OAK CT	*	*10827 W DUMBARTON DR*	*				
4	SALES PRICE	*****	a/b	***54 DZMA	328900	*54 DZ	315500	*54 DZM	287000	*			
4	DATE OF SALE	*****	c	4-26-2007	*	9-07-2007	*	1-02-2007	*				
4	MARKET CONDITION	*****	d	14500-	*	400-	*	500-	*				
4	ADJ PRICE/LA SQFT	*****	e	*** 149.86	314400	* 169.32	315100	* 154.36	286500	*			
4	LA SQFT ADJUST	*****	f	*** 52.00	*	52.00	*	52.00	*				
5	DESCRIPTION	* DESCRIPTION	*+- ADJ*	DESCRIPTION	*+- ADJ*	DESCRIPTION	*+- ADJ*	DESCRIPTION	*+- ADJ*	*****			
5	LAND SIZE (ACRES)	* .156	a	* .158	*	* .147	*	* .093	*	*			
5	LAND ADJUSTMENT	* OP1	b	* 9400	* OP1	* 8500	*						
6	DES./QUAL.	a	2STY/3	* 2STY/3	*	* 2STY/3	*	* 2STY/3	*				
6	CONSTRUCTION	b	FRAME	* FRAME	*	* FRAME	*	* FRAME	*				
6	YR.BLT--ADJ.YR.BLT	c	1996-1996	* 1997-1997	*	* 1996-1996	*	* 1996-1996	*				
6	LIVING AREA SQFT	d	1787	* 2098	* 16200-	* 1861	*	* 1856	*				
6	B.BATH= ,3B= ,2B=	e	1,1,1	* 1,1,1	*	* 1,1,1	*	* 1,1,1	*				
6	BASEMENT TOTAL	f	1324	* 580	* 10400	* 906	* 5900	* 1429	* 1500-	*			
6	BASEMENT FINISH		878	* 464	* 3200	* 517	* 2800	* 6800	*				
6	GARDEN UNFINISH		*	*	*	*	*	*	*				
6	WALKOUT	g	NO/NO	* NO/NO	*	* NO/NO	*	* NO/NO	*				
6	GARAGES	h	420(3/AG)	* 676(3/AG)	* 2800-	* 420(3/AG)	* 430(3/AG)	*					
6	HEATING/COOLING	i	*	*	*	*	*	*					
6	F.PLACE/W.STOVE		FA	* FA	*	* FA	*	* FA	*				
6	AIR CON./EVAP.C.	j	1/0/0	* 1/0/0	*	* 1/0/0	*	* 1/0/0	*				
6	OTHER ADJUSTMENTS		NO/NO	* AC/NO	* 200-	* NO/NO	* AC/NO	* 200-	*				
6	COVERED PORCH		77(3/OP)	*	*	*	*	*					
6	WOOD BALCONY		183(3/WB)	* 275(3/WB)	*	*	*	*					
7	#ADJ-%ADJ- \$NET ADJ	*****	a	6	1.15	3800	* 2	2.75	8700	* 4	4.73	13600	*
7	INDICATED M. VALUE	*****	b	318200	*	323800	*	300100	*				
8	ACTUAL VALUE IMPROVEMENT:	223600	d	INDICATED IMPROVEMENT VALUE:									
8	ACTUAL VALUE LAND:	91910		VALUE YEAR: 2009									
8	ACTUAL VALUE TOTAL:	315510		INDICATED VALUE BY SALES COMPARISON APPROACH:	314033								