

	SUBJECT	COMP #1	COMP #2	COMP#3
SALE PRICE				
TIME ADJUSTMENT				
LOCATION	STANDARD	EQUAL	EQUAL	EQUAL
SITE	STANDARD	EQUAL	EQUAL	EQUAL
DWELLING TYPE	I STORY FRAME	EQUAL	EQUAL	EQUAL
QUALITY	AVERAGE	EQUAL	EQUAL	EQUAL
ROOFING	SHAKE	EQUAL	EQUAL	EQUAL
SQ. FT. LIVING	1600	EQUAL	EQUAL	EQUAL
# BEDROOMS	3	EQUAL	EQUAL	EQUAL
# BATHS	2 1/2	EQUAL	EQUAL	EQUAL
FIREPLACE	NONE		EQUAL	EQUAL
GARAGES	DOUBLE		EQUAL	EQUAL
CARPORTS	NONE	EQUAL		
DECKS/PORCHES	I EACH	EQUAL		
AMENITIES	NONE		EQUAL	EQUAL
OTHER				
INDICATED VALUE				
<b>FINAL ESTIMATE OF VALUE</b>				

Doing your research assume that you have determined that property values in this neighborhood have increased by approximately 12% over the past year.

You have also determined from other market conditions that the following items add the following market values to these properties:

2-car garage = \$4,000  
 Carport = \$1,000  
 Fireplace = \$1,500  
 Hot tub = \$3,000  
 Deck or porch = \$1,000

The house next door, Comp #1, is similar to the subject in all respects except it has a fireplace, no garage, and a built-in hot tub. It sold 6 month ago for \$175,000.

Comp #2 is located at the end of the block and is also quite similar to the subject except it does not have a deck or porch, but does have a carport. It sold 2 months ago for \$183,000.

Comp #3 is 6 blocks away, but is still within the same homogenous neighborhood. It, likewise, is very similar to the subject, except it has a carport but does not have a deck. It just sold last week for \$186,500