

	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				
FINAL ESTIMATE OF VALUE				

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