

	SUBJECT	COMP #1	COMP #2	COMP#3
SALE PRICE		\$175,000	\$183,000	\$186,500
TIME ADJUSTMENT		\$10,500	\$3,660	NONE
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	-1,500	EQUAL	EQUAL
GARAGES	DOUBLE	\$4,000	EQUAL	EQUAL
CARPORTS	NONE	EQUAL	(\$1,000)	(\$1,000)
DECKS/PORCHES	I EACH	EQUAL	\$2,000	\$1,000
AMENITIES	NONE	(\$3,000)	EQUAL	EQUAL
OTHER				
INDICATED VALUE		\$185,000	\$187,660	\$186,500
FINAL ESTIMATE OF VALUE	\$186,500			

Reconciliation: In the sales comparison approach, all three comparables were within the same neighborhood with no differences for location. Comp #3 required the least amount of total adjustment and therefore is considered to be the comparable that is most similar to the subject, providing the best indication of value.