

Quick Ref	R	R	R	R	R	R
Situs	CORRIGAN LN	CLINTON PL	BUTLER WAY	CLINTON PL	HENDERSON PATH	CORRIGAN LN
Nbhd	R455403H	R455403H	R455403H	R455403H	R455403H	R455403H
Land Area in Acres	.000	.000	.000	.000	.000	.000
Year/Class	2006 / R3	2006 / R3	2007 / R3	2006 / R3	2006 / R3	2007 / R3
YrBlt	2006	2006	2007	2006	2006	2007
Living Area SF	2,228	2,228	2,228	2,314	2,363	2,343
Living Area Value	\$136,634	\$136,634	\$136,634	\$141,917	\$144,019	\$141,888
Non Living Area Value	\$16,687	\$14,595	\$15,208	\$16,109	\$16,011	\$16,411
Land Value	37,400	37,400	37,400	37,400	37,400	37,400
Value Per Sq Ft	\$85.60	\$84.66	\$84.94	\$84.45	\$83.55	\$83.52
Sale Date		6/25/2013	6/6/2013	7/19/2013	7/22/2013	11/26/2013
Sale Price		202,455	184,000	189,000	188,500	194,900
Time Adj		\$5,952	\$5,410	\$4,763	\$4,750	\$1,637
Size/Class/Loc Adjs		0	0	-\$3,402	-\$5,341	-\$4,549
Depreciation adjustment		0	-\$500	0	0	-\$500
Non Living Area Adjustment		\$2,092	\$1,479	\$578	\$676	\$276
Land Adjustment		0	0	0	0	0
Adjusted Sale Price		210,499	190,389	190,939	188,586	191,764

**Quick Ref ID** - WCAD property identifier

**Situs** - Physical location of property

**Nbhd** - Code used to identify a defined grouping of properties with similar market characteristics and trends

**Land Area in Acres** - Total acreage for property (does not include total effective acreage in the event other adjacent properties are owned)

**Year / Class** - Effective year is based on current condition of property. Class refers broadly to overall quality of the residence

**Yr Blt** - Original year built of the residence (actual age of the residence)

**Living Area SF** - Outside measurement of liveable area (rounded to nearest foot)

**Living Area Value** - The value associated with the Main Area segments on the appraisal card for that residence.

**Non Living Area Value** - The total value associated with the segments that are **not** Main Area. (garage, porch, site improvement, swimming pool, etc.).

**Land Value** - Value of lot or acreage.

**Value Per Sq Ft** - (Total living area value + non-living area value + land) / Living area square footage

**Sale Date** - Date of known sale

**Sale Price** - Contract sales price

**Time Adjust** - Value adjustment for increase or decrease in market value from Jan. 1. Typical adjustment for 2014 will range from +.0017 to .0075 per month depending on what market area your house is in.

**Size/Class&Location Adjustments** - Adjustment made to the comp for difference in size, class and/or location(NBHD) from the subject. The formula is as follows (Subject square foot \* Class Unit Price\* Location adj%)-(Comp square foot \* Class Unit Price \* Location adj%).

**Depreciation adjustment** - Adjustment made to the comp for difference in age of the subject vs. comp (This is set at \$500 a year)

**Non Living Area Adjustment** - Adjustment to the comp for the difference between Non Living Area of the comp and the subject. Straight value difference.

**Land Adjustment** - Adjustment to the comp for difference between land value of the comp and the subject. Straight value difference.

**Adjusted Sale Price** - Comp sale price +/- all adjustments made.

Class	\$/sft Adj
R0	33
R1	33
R2	34
R3	43
R4	55
R5	70
R6	88
R7	112
R8	142
R9	160
R10	200
H1	33
H2	34
H3	43
H4	55
H5	70