






	Subject	Comp 1	Comp 2	Comp 3	Comp 4
Quick Ref ID					
Situs Address					
Neighborhood Code	L132614A	L132614A	L132614A	L131609B	L131609B
Acres	1.000	1.010	1.000	1.008	1.209
Eff Year Built/Class	2014 / R6	2014 / R6	2014 / R6	2013 / R6	2014 / R6
Actual Year Built	2014	2014	2014	2013	2014
Living Area SF	3,638	3,665	3,566	3,801	3,450
Living Area Value	\$319,053	\$320,541	\$313,630	\$329,737	\$305,153
Non-Living Area Value	\$80,032	\$76,428	\$76,944	\$73,849	\$69,806
Land Value	\$125,000	\$126,184	\$125,000	\$92,487	\$107,481
Land Table	ROACLOG	ROACLOG	ROACLOG	ERAC1LOG	ERAC2LOG
Total Value	\$617,607	\$616,146	\$606,966	\$586,934	\$566,430
Location Factor	125	125	125	124	124
Sale Date		3/31/2015	3/20/2015	5/28/2015	5/29/2015
Sale Price		\$595,000	\$626,656	\$608,810	\$550,000
Time Adj		\$17,672	\$18,612	\$14,064	\$12,705
Living Area Value Adj		-\$1,488	\$5,423	-\$10,684	\$13,900
Location Adj		0	0	\$5,243	\$5,243
Depreciation Adj		0	0	\$500	0
Non-Living Area Value Adj		\$3,604	\$3,088	\$6,183	\$10,226
Land Value Adj		-\$1,184	0	\$32,513	\$17,519
Adjusted Sale Price		\$613,604	\$653,779	\$656,629	\$609,593
Indicated Value	\$633,691				
Photo					

Comp Grid Explanation

Quick Ref ID - WCAD property identifier

Situs Address - Physical address of property

Neighborhood Code - Group of properties with similar market characteristics

Acres - Total acres of single property account (does not include adjoining accounts)

Effective Year Built/Class - Effective Year Built indicates current condition of property (example: updated); Class indicates quality of construction

Actual Year Built - Indicates actual age

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

Living Area Value - Cost of living area with no market or depreciation factors.

Non-Living Area Value - Cost of all improvements not considered living space.

Land Value - Value of Lot/Acres

Land Table - Cost table associated with a group of land

Location Factor - Multiplier adjustment based on sales within market area

Sale Date - Date of sales contract

Sale Price - Contract Sales Price (Line 101 of Settlement Statement)

Time Adj - Multiplier adjustment made to sale price for any increase/decrease in value with respect to January 1 of current tax year (sale price*time adjustment factor as a %)+(sale price)

Living Area Value Adj - Adjustment for difference in living area cost values of comparables and subject (Subject Living Area Value - Comparable Living Area Value)

Location Adj - Location Factor difference of subject and comparables (market area median value*subject location factor)-(market area median value*comp location factor)

Depreciation Adj -Adjustment for age difference (\$500/year); if comparable is newer, subtract \$500/yr; if comparable is older, add \$500/yr

Non Living Area Value Adj -Adjustment for difference in non-living area cost values of comparable and subject (Subject Non Living Area Cost - Comparable Non Living Area Cost)

Land Value Adj - Difference in Lot/Acre value of subject and comparable (Subject Land Value - Comparable Land Value)

Adjusted Sale Price - Sale price of comparable +/- any adjustments made above

Indicated Value - Proposed value of subject based on adjusted sales of like properties (usually the median value of comparables)