

Comparable Sales Report

Tax Year: 2025

Appraisal

For Property: Training1

Comp Sheet Format: Residential Comp Sheet w MRA & Weighted Est

Market Area: Northeast Postwar

	Subject	Comp1	Comp2	Comp3	Comp4	Comp5
Quick Ref #	R340963	R7726	R5354	R53359	R53357	R52560
Photo						
Address	1800 Test ST	2326 N 20TH PL	3120 GEORGIA AVE	1511 N 40TH ST	1601 N 40TH ST	1854 N 36TH ST
NBHD / Grp / Mrkt Area	240/NGNE2/1	240/NGNE2/1	240/NGNE2/1	300/NGNE2/1	300/NGNE2/1	300/NGNE2/1
Function / Struct / Unit	1102 / 1110 / 1	1101 / 1110 / 1	1101 / 1110 / 1	1101 / 1110 / 1	1101 / 1110 / 1	1101 / 1110 / 1
Primary Acres	0.42	0.22	0.14	0.35	0.34	0.15
Year Built / Rmd Yr / Rsn	1953/2024/9	1960/2024/6	1948/2020/6	1946/2024/9	1946/2021/6	1946/2023/6
Arch Style	Earth Contact	Bi-Level	Ranch	Conventional	Conventional	Conventional
Quality / CDU / PhyCond	AV/AV(+) MI, MT/AV	AV/AV SM/GD(+)	FR(+)/AV SM/VG	AV/AV IR/GD(+)	AV/AV IR/GD(+)	AV(-)/AV SM/GD(+)
Bed / FBath / HBath / #Fix	3/1/0/5	5/2/1/10	3/1/0/6	3/2/0/8	3/2/0/8	4/2/0/8
HVAC	Central Air	Central Air	Central Air	Central Air	Central Air	Central Air
Fireplaces		2		1	1	
MFLA / UFLA	1272/600	1620/0	1500/0	988/665	1137/448	1331/248
Total Living Area	1872	1620	1500	1653	1585	1579
Bsmt Type - Area/FBLA/Rec	Daylight - 1200/600/0	Full - 1560/780/0	Crawl - 300/0/0	Full - 952/0/0	Full - 1097/0/0	Partial - 806/390/0
Att/Det152/BsmtGar	0/0/1	0/0/2	0/0/0	0/0/0	0/576/0	0/0/0
Deck / OpPorch / EncPorch	0/334/0	279/564/0	0/414/0	100/20/108	189/39/0	56/0/0
COST APPROACH						
Land Value	\$26,240	\$20,930	\$18,960	\$24,420	\$24,070	\$19,300
Building Cost Value	\$137,680	\$247,160	\$145,120	\$184,060	\$186,100	\$179,590
OBY Cost	\$4,630	\$0	\$0	\$0	\$15,350	\$0
Total Cost Value	\$168,550	\$268,090	\$164,080	\$208,480	\$225,520	\$198,890
Add Misc. Cost	\$2,890	\$0	\$0	\$0	\$0	\$0
SALES APPROACH						
Sale Date		4/3/2024	2/13/2023	4/1/2024	5/30/2024	4/5/2024
Sale Price		\$278,000	\$160,000	\$243,000	\$214,000	\$215,000
Time Adjustment Value		\$10,083	\$14,830	\$8,814	\$6,899	\$7,798
Time Adj Sale Price		\$288,083	\$174,830	\$251,814	\$220,899	\$222,798
Adjusted Sale Price		510,760	397,508	474,491	443,577	445,475
Weighted Estimate	\$462,673					
MRA Estimate	\$222,677	\$0	\$0	\$0	\$0	\$0
Market Estimate	\$450,575					
Comparability		85	100	101	104	105
Indexed Value	261240					
Prior Value / Method	\$239,670/COST					

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MRA Values								
Variable	Formula	Coeff	Subject	Comp1	Comp2	Comp3	Comp4	Comp5
AgeSF	Age x Total Living Area	-0.6892	-92893.1328	-72572.7600	-79602.6000	-90000.5604	-86298.1780	-85971.4972
AttGarQF		28.8594	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Bed		5440.3023	16320.9069	27201.5115	16320.9069	16320.9069	16320.9069	21761.2092
Bsmt_FinHighQF		17.9646	10778.7600	14012.3880	0.0000	0.0000	0.0000	6725.9462
Bsmt_FinMinQF		9.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
BsmtAreaQF		16.7886	20146.3200	26190.2160	4482.5562	15982.7472	18417.0942	12990.3471
BsmtGrSfQF		28.1565	6757.5600	13515.1200	0.0000	0.0000	0.0000	0.0000
CDUSF		7.2919	13650.4368	0.0000	0.0000	0.0000	0.0000	0.0000
Deck_norooftQF		14.2050	0.0000	3963.1950	0.0000	1420.5000	2684.7450	763.6608
EncPorchAllQF		70.0789	0.0000	0.0000	0.0000	7568.5212	0.0000	0.0000
FixtureQF		2525.7427	12628.7135	25257.4270	13487.4660	20205.9416	20205.9416	19397.7039
FPTotQF		2136.0084	0.0000	4272.0168	0.0000	2136.0084	2136.0084	0.0000
Heat3		-2.6123	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
LandLinkValue		1.0000	26240.0000	20930.0000	18960.0000	24420.0000	24070.0000	19300.0000
MFLAQF		96.3800	122595.3600	156135.6000	128667.3000	95223.4400	109584.0600	123150.5088
OBYCost		1.0000	4630.0000	0.0000	0.0000	0.0000	15350.0000	0.0000
OpenPorch_norooftQF		17.5379	5857.6586	9891.3756	6462.0146	350.7580	683.9781	0.0000
OthImpSale		1.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
PhysCondSF		10.6926	0.0000	25983.0180	32077.8000	26512.3017	25421.6565	25325.4231
SlabSF		-7.2426	-521.4672	0.0000	0.0000	0.0000	0.0000	0.0000
UFLAQF		73.6034	44162.1872	0.0000	0.0000	48940.6671	32972.7039	17521.0686
MRA Total			\$222,677	\$287,103	\$173,179	\$201,405	\$213,873	\$193,288

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Weighted Estimate						
	Comp1	Comp2	Comp3	Comp4	Comp5	
<i>Sale Price</i>	288083	174830	251814	220899	222798	
<i>Adj Sale Price</i>	510760	397508	474491	443577	445475	
<i>Distance</i>	85	100	101	104	105	
<i>(M/2)²</i>	625	625	625	625	625	
<i>D²</i>	7247	9954	10218	10893	11047	
<i>(2MP)²</i>	5974.702892705	16222.502666615	7819.758816574	10161.617455054	9989.160375551	Total (W)
<i>W X 10000</i>	0.722198	0.373107	0.535818	0.461270	0.461646	2.554040
<i>Adj W</i>	0.28276696675056	0.14608518019407	0.20979251303210	0.18060389511205	0.18075144491123	
WEIGHTED	144426.147808502	58069.978855439	99544.633056068	80111.666237596	80520.306840461	

Weighted Estimate \$462,673

<i>P</i>	-0.772962023	-1.273675888	-0.884294002	-1.008048484	-0.999457872
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<i>M</i>	50	50	50	50	50
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A weighted estimate is computed from the adjusted sales by computing the following weight for each sale; or normalizing the weights so that they total 1 and then totalling the adjusted sales weighted by the adjusted weights.

The weighted estimate is computed as follows:

$$W_i = \frac{1}{(M/2)^2 + D_i^2 + (2M \times P_i)^2}$$

where:

- W_i is the weight for the i-th sale
- M is the maximum (acceptable) "comparability distance"
- D_i is the actual "comparability distance" between the i-th sale and subject
- P_i is the percentage adjustment to the i-th sale