



Wyandotte County Appraiser's Office

Wyandotte County, Kansas

PROCEEDING OF INFORMAL MEETING
TAX YEAR 2012
Informal Appeals

KANSAS UNIFORM PARCEL NUMBER: 9999999		HEARING DATE: No Date Set
QUICK REFERENCE NUMBER: R301896		HEARING TIME: No Time Set
CLERK ID: 9999999		HEARING OFFICER: No Officer/Board
		HEARING TYPE: Virtual
CASE NUMBER: INF-25811-2012		
APPELLANT: TEST OWNER NAME 12345 ST TEST KANSAS CITY, KS 66109	Mailing Address Confirmed	SITUS: 12133 CLUBHOUSE DR Kansas City KS 66109
		OPINION OF VALUE: No Value Given
		APPELLANT TELEPHONE: No Phone Number
APPEAL NOTES: test appeal		
GENERAL COMMENT:		

CERTIFIED MARKET VALUE

2012 APPRAISED MARKET OR USE VALUE				PREVIOUS VALUE			
CLASS	LAND	BUILDING	TOTAL	R	\$5,250	\$159,610	\$164,860
R	\$7,790	\$260,230	\$268,020	TOTALS	\$5,450	\$159,610	\$165,060
TOTALS	\$7,790	\$260,230	\$268,020				

SALE INFORMATION: SALE DATE ____ / ____ / ____ SALE AMOUNT _____ VALIDITY ____

FINAL ACTION: _____ RESULT CODE(S) ____ - ____ - ____
 N – NO CHANGE S – NO SHOW
 A – ADJUSTMENT X – CANCELLED

HEARING OFFICER: _____ DATE: _____

REVIEWED BY: _____ DATE: _____

NEW VALUE/ CLASS RECOMMENDATION

CLASS LAND BUILDING TOTAL Method

Call Date	Phone #	Call Time	Action
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TAXPAYER DOCUMENTATION SUMMARY:

Roof Condition: _____ Exterior Wall Condition: _____

Electrical: _____ Plumbing Condition: _____

Foundation Condition: _____ Walls Condition: _____ Floors Condition: _____

Basement Overall: _____ Basement Finish? _____ Ceiling: _____

Termites: _____ Other Infestations: _____ Walls: _____

Cost to cure amount: _____ Floors: _____

Aware of any changes/updates to the property in last 3 years? _____

Rental property? _____ Rent: _____ Utilities Included? _____

What do you believe is the fair market value of this property?

Summary: _____

What documentation did the appellant provide?

Field Check Needed: Exterior Only Contact number to set appointment: _____

DTR Completion Date: _____ Orion Photos & Pictometry Reviewed: _____

Documents Tab Check For Evidence Date: _____

WYCAMA2 Property Record Card

Quick Ref: R301896 Tax Year: 2012 Run Date: 10/31/2024 12:28:45 PM

Parcel ID: 9999999

OWNER NAME AND MAILING ADDRESS

TEST OWNER NAME

12345 ST TEST
KANSAS CITY, KS 66109

PROPERTY SITUS ADDRESS

CLUBHOUSE DR
Kansas City, KS 66109

LAND BASED CLASSIFICATION SYSTEM

Function: 1101 Single family re: **Sfx:**
Activity: 1100 Household activities
Ownership: 1000 No constraints-private owners
Site: 6000 Developed site - with building

GENERAL PROPERTY INFORMATION

Prop Class: R Residential - R
Living Units: 1
Zoning: KRP5
Neighborhood: 300 300
Economic Adj. Factor:
Map / Routing: 9999999 / 9999999
Tax Unit Group: 010-Kansas City - 010



Image Date: 07/24/2024

PROPERTY FACTORS

Topography: Level - 1, Rolling - 4
Utilities: Gas - 7, Public Water - 3, Septic - 6
Access: Paved Road - 1
Fronting: Residential Street - 4
Location: Neighborhood or Spot - 6
Parking Type: On and Off Street - 3
Parking Quantity: Adequate - 2
Parking Proximity: On Site - 3
Parking Covered:
Parking Uncovered:

TRACT DESCRIPTION

Test Subd, Section, Township, Range, BLOCK block, Lot - - Lot, ACRES 0.06, Addt. Info

GenFlag: InActive parcel; **Prop-FN:** estimated property, locked gated; **Prop-NC:** APPRAISER NOTE; **Prop-Com:** SC- 76657, AN- UNIT 304; **App-Com:** INF-25811-2012-; **Land-Ac/St:** 05/20/2011 REMOVE LAND INFL

MISCELLANEOUS IMPROVEMENT VALUES

Class **Value** **Reason Code**
0

NEW CONSTRUCTION

Class **Value** **Reason Code**

MARKET LAND INFORMATION

Method	Type	AC/SF	Eff	FF	Depth	D-Fact	Inf1	Inf2	Fact2	OVRD	Rsn	Cls	Model	Base Size	Base Val	Inc Val	Dec Val	Value Est
Saft	1-Primarv Site - 1					18.026							18	6,600.00	0.80	0.22	0.22	7,790

Total Market Land Value 7,790

INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact	Code
05/20/2011	3:00 PM	7	QC	JAS		
05/06/2011	9:17 AM	9	17	JNR		
08/10/2010	10:00 AM	6	COTAF6	JEB		

SALES INFORMATION

Date	Type	Sale Amount	Src	Validity	Inst Type	COV
05/01/2024	2	200,000	8	2	Warrantv Deed - 1	999999
01/01/2020	2	100,000	10	0	Warrantv Deed - 1	999999
09/27/2010	2	95,000	1	14	Warrantv Deed - 1	78910

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
123456	10,000	Exterior Alteration	02/27/2018	C	100

RECENT APPEAL HISTORY

Tax Year	Hearing Date	Appeal Level	Case Number	Status	Final Action	Results Code	Hearing Value
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2012 APPRAISED VALUE

Cls	Land	Building	Total
R	7,790	260,230	268,020

2011 APPRAISED VALUE

Cls	Land	Building	Total
A	200	0	200
R	5,250	159,610	164,860

Total 7,790 260,230 268,020 **Total** 5,450 159,610 165,060

PARCEL COMMENTS

WYCAMA2 Property Record Card

Parcel ID: 9999999 Quick Ref: R301896 Tax Year: 2012 Run Date: 10/31/2024 12:28:45 PM

DWELLING INFORMATION		COMP SALES INFORMATION		IMPROVEMENT COST SUMMARY	
Res Type:	1-Single-Family Residence	Arch Style:	04-Conventional	Dwelling RCN:	333,958
Quality:	3.33-AV+	Bsmt Type:	4-Full - 4	Percent Good:	79
Year Blt:	1972	Total Rooms:	7	Mkt Adj:	100
Est:		Bedrooms:	3	Eco Adj:	100
Eff Year:		Family Rooms:	2	Building Value:	255,910
MS Style:	1-One Story	Full Baths:	2	Other Improvement RCN:	15,760
LBCSStruct:	1110-Detached SFR unit	Half Baths:	2	Other Improvement Value:	9,620
No. of Units:		Garage Cap:	3		
		Foundation:	Concrete - 2		

CALCULATED VALUES	
Total Living Area:	3,876
Calculated Area:	3,876
Main Floor Living Area:	3,636
Upper Floor Living Area Pct:	6.59
CDU:	GD
CDU Reason:	
Phys/Func/Econ:	AV / /
Ovr Pct Gd/Rsn:	
Remodel:	2009 / Complete Remodel - 6
Percent Complete:	
Assessment Class:	
MU CIs/Pct:	

FINAL VALUES	
Value Method:	MKT
Land Value:	7,790
Building Value:	260,230
Final Value:	268,020
Prior Value:	165,060

BUILDING COMMENTS

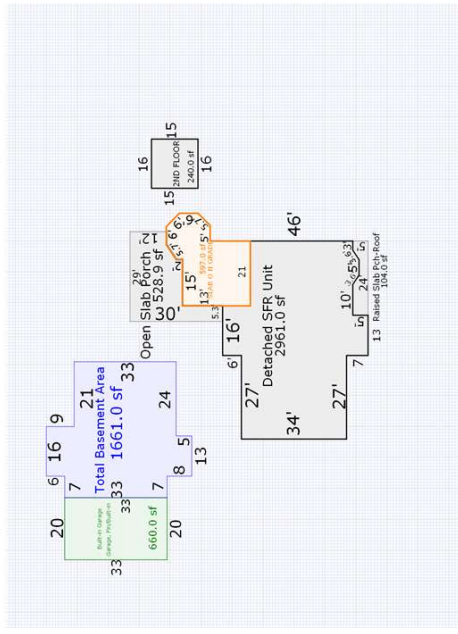
RemDesc: 2009 - COMPLETE REMOD

OTHER BUILDING IMPROVEMENTS

No.	Occupancy	MSCIs	Rank	Qty	Yr Blt	Eff Yr	LBCS	Area	Perim	Hgt	Dimensions	Stories	Phys	Func	Econ	OVR%	Rsn	CIs	RCN	%Gd	Value
1	152-Residential Garage - Detac	D	3.00	1	1990			400		8	20 X 20	1	3						15,764	61.0	9,620

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year	Code	Units	Pct	Quality	Year
208-Composition Shingle					738-Garage Finish, Built-in	660			
131-Veneer, Brick	100	100			711-Built-in Garage	660			
402-Automatic Floor Cover Allowance	100	100			801-Total Basement Area	1,661			
351-Warmed & Cooled Air									
622-Raised Subfloor	2,604	100							
644-Double 1-Story Fireplace	1								
601-Plumbing Fixtures	13								
602-Plumbing Rough-ins	1								
621-Slab on Grade	597								
901-Open Slab Porch	529								
905-Raised Slab Porch with Roof	104								



WYCAMA2 Property Record Card

Quick Ref: R301896 Tax Year: 2012 Run Date: 10/31/2024 12:28:45 PM

Parcel ID: 9999999

COMMENTS

IMPROVEMENT COST SUMMARY

Other Improvement RCN: 22,752
 Eco Adj: 100
 Other Improvement Value: 20,020

AG LAND SUMMARY

Dry Land Acres: 0.00
 Irrigated Acres: 0.00
 Native Grass Acres: 0.00
 Tame Grass Acres: 0.00
 Total Ag Acres: 0.00
 Total Ag Use Value: 0
 Total Ag Mkt Value: 0







OTHER BUILDING IMPROVEMENTS

No.	Occupancy	MSCIs	Rank	Qty	Yr Blt	Eff Yr	LBCS	Area	Perim	Hgt	Dimensions	Stories	Phys	Func	Econ	OVR%	Rsn	Cls	RCN	%Gd	Value
1	152-Residential Garage - Detac	S	1.00	1	2011			1,440		16		1	3						22,752	88.0	20,020

Comparable Sales Report

Tax Year: 2012

Appraisal

For Property: 9999999		Market Area: Victory Nearman	
Comp Sheet Format: Residential Comp Sheet		Comp Sheet Format: Residential Comp Sheet	
Subject	Comp1	Comp2	Comp3
Quick Ref #	R17998	R17153	R17147
Property ID	105-029-32-0-40-03-232.00-0	105-029-32-0-10-05-044.00-0	105-029-32-0-10-05-038.00-0
Address	12133 Kansas City KS 66107714 ROWLAND AVE	08002 LONGWOOD AVE	08052 LONGWOOD AVE
Photo			
NBHD / Grp / Mkt Area	370/18/06	370/18/06	370/18/06
DWELLING INFO			
Primary Acres	0.41	2.80	0.39
Year Built / Remodel Yr	1972/2009	1950/0	1953/0
Arch Style	Conventional	Ranch	Ranch
Quality / CDU / PhyCond	AV(+)/GD/AV	AV(-)/AV/AV	FR(+)/AV/AV
Bed/FBath/HBath/Total	3/2/2/13	2/1/0/8	3/2/0/8
Heat	Central Air	Central Air	Central Air
Fireplaces	2	1	1
MFLA/UFLA	3636/240	1510/0	1416/0
Total Living Area	3876	1510	1416
Basement Type	Full	Crawl	Full
Bsmt/FBLA/RecRm	1661/0/0/0	0/0/0/0	1104/341/0/0
Att Gar / Det Gar	660/400/0	364/0/0	0/0/0
Bsmt Garage			
Oprch/Enc porch/Deck	104/0/0	54/0/0	176/0/0
COST APPROACH			
Land Value	\$18,410	\$20,360	\$17,890
Building Cost Value	\$253,270	\$81,490	\$77,640
Total OBY Cost	\$9,670	\$0	\$0
Total Cost Value	\$281,350	\$102,350	\$95,530
Plus Misc. Cost	\$20,070	\$0	\$0
SALES APPROACH			
Sale Date	5/27/2010	9/16/2010	4/2/2009
Sale Price - \$/Sqft			
MRA Estimate	\$241,430	\$95,143	\$81,804
Adjusted Sale Price		258,266	248,625
Weighted Estimate	\$250,298		
Market Estimate	\$247,954		
Comparability		365	372
Indexed Value			
Comp4			
Comp5			
Quick Ref #	R17059	R17803	R17803
Property ID	105-029-32-0-10-03-010.00-0	105-029-32-0-40-03-037.00-0	105-029-32-0-40-03-037.00-0
Address	07841 LATHROP CT	07932 ROWLAND AVE	07932 ROWLAND AVE
Photo			
NBHD / Grp / Mkt Area	370/18/06	370/18/06	370/18/06
DWELLING INFO			
Primary Acres	0.35	0.24	0.39
Year Built / Remodel Yr	1965/2010	1966/2011	1953/0
Arch Style	Bi-Level	Raised Ranch	Ranch
Quality / CDU / PhyCond	AV(+)/AV/AV	AV/AV/AV	FR(+)/AV/AV
Bed/FBath/HBath/Total	3/2/1/10	3/2/0/8	2/1/0/8
Heat	Central Air	Central Air	Central Air
Fireplaces	1	1	1
MFLA/UFLA	1300/0	1349/0	1416/0
Total Living Area	1300	1349	1416
Basement Type	Walkout	Full	Full
Bsmt/FBLA/RecRm	1300/400/0/1	1349/400/0/2	1104/341/0/0
Att Gar / Det Gar	0/0/0	0/0/0	0/0/0
Bsmt Garage	1	2	
Oprch/Enc porch/Deck	175/0/0	30/0/45	72/0/564
COST APPROACH			
Land Value	\$16,790	\$14,280	\$20,360
Building Cost Value	\$106,950	\$94,760	\$79,750
Total OBY Cost	\$0	\$0	\$0
Total Cost Value	\$123,740	\$109,040	\$95,530
Plus Misc. Cost	\$0	\$0	\$0
SALES APPROACH			
Sale Date	10/29/2010	6/23/2011	4/2/2009
Sale Price - \$/Sqft			
MRA Estimate	\$116,392	\$101,853	\$81,804
Adjusted Sale Price	244,938	263,076	248,625
Weighted Estimate			
Market Estimate			
Comparability	388	381	372
Indexed Value			

CONFORMS WITH USPAP 6, JURISDICTIONAL EXCEPTION INVOKED AND K.S.A. 79-504

Printed on 10/31/2024 12:28 PM

Comparable Sales Report

Appraisal

For Property: 9999999	Comp Sheet Format: Residential Comp Sheet	Market Area: Victory Nearman	Tax Year: 2012			
Prior Value / Method	Subject	Comp1	Comp2	Comp3	Comp4	Comp5

WYCAMA2 Property Record Card

Quick Ref: R301896 Tax Year: 2012 Run Date: 10/31/2024 12:28:45 PM

Parcel ID: 9999999

OWNER NAME AND MAILING ADDRESS

TEST OWNER NAME

12345 ST TEST
KANSAS CITY, KS 66109

PROPERTY SITUS ADDRESS

CLUBHOUSE DR
Kansas City, KS 66109

LAND BASED CLASSIFICATION SYSTEM

Function: 1101 Single family re: **Sfx:**
Activity: 1100 Household activities
Ownership: 1000 No constraints-private owners
Site: 6000 Developed site - with building

GENERAL PROPERTY INFORMATION

Prop Class: R Residential - R
Living Units: 1
Zoning: KRP5
Neighborhood: 300 300
Economic Adj. Factor:
Map / Routing: 9999999 / 9999999
Tax Unit Group: 010-Kansas City - 010



Image Date: 07/24/2024

PROPERTY FACTORS

Topography: Level - 1, Rolling - 4
Utilities: Gas - 7, Public Water - 3, Septic - 6
Access: Paved Road - 1
Fronting: Residential Street - 4
Location: Neighborhood or Spot - 6
Parking Type: On and Off Street - 3
Parking Quantity: Adequate - 2
Parking Proximity: On Site - 3
Parking Covered:
Parking Uncovered:

TRACT DESCRIPTION

Test Subd, Section, Township, Range, BLOCK block, Lot - - Lot, ACRES 0.06, Addt. Info

GenFlag: InActive parcel; **Prop-FN:** estimated property, locked gated; **Prop-NC:** APPRAISER NOTE; **Prop-Com:** SC- 76657, AN- UNIT 304; **App-Com:** INF-25811-2012-; **Land-Ac/St:** 05/20/2011 REMOVE LAND INFL

MISCELLANEOUS IMPROVEMENT VALUES

Class	Value	Reason Code
	0	

NEW CONSTRUCTION

Class	Value	Reason Code

MARKET LAND INFORMATION

Method	Type	AC/SF	Eff	FF	Depth	D-Fact	Inf1	Fact1	Inf2	Fact2	OVRD	Rsn	Cls	Model	Base Size	Base Val	Inc Val	Dec Val	Value Est
Saft	1-Primarv Site - 1					18.026								18	6,600.00	0.80	0.22	0.22	7,790

Total Market Land Value 7,790

INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact	Code
05/20/2011	3:00 PM	7	QC	JAS		
05/06/2011	9:17 AM	9	17	JNR		
08/10/2010	10:00 AM	6	COTAF6	JEB		

SALES INFORMATION

Date	Type	Sale Amount	Src	Validity	Inst Type	COV
05/01/2024	2	200,000	8	2	Warrantv Deed - 1	999999
01/01/2020	2	100,000	10	0	Warrantv Deed - 1	999999
09/27/2010	2	95,000	1	14	Warrantv Deed - 1	78910

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
123456	10,000	Exterior Alteration	02/27/2018	C	100

RECENT APPEAL HISTORY

Tax Year	Hearing Date	Appeal Level	Case Number	Status	Final Action	Results Code	Hearing Value

2012 APPRAISED VALUE

Cls	Land	Building	Total
R	7,790	260,230	268,020
Total	7,790	260,230	268,020

2011 APPRAISED VALUE

Cls	Land	Building	Total
A	200	0	200
R	5,250	159,610	164,860
Total	5,450	159,610	165,060

PARCEL COMMENTS

WYCAMA2 Property Record Card

Parcel ID: 9999999 Quick Ref: R301896 Tax Year: 2012 Run Date: 10/31/2024 12:28:45 PM

DWELLING INFORMATION		COMP SALES INFORMATION		IMPROVEMENT COST SUMMARY	
Res Type:	1-Single-Family Residence	Arch Style:	04-Conventional	Dwelling RCN:	333,958
Quality:	3.33-AV+	Bsmt Type:	4-Full - 4	Percent Good:	79
Year Blt:	1972	Total Rooms:	7	Mkt Adj:	100
Est:		Bedrooms:	3	Eco Adj:	100
Eff Year:		Family Rooms:	2	Building Value:	255,910
MS Style:	1-One Story	Full Baths:	2	Other Improvement RCN:	15,760
LBCSStruct:	1110-Detached SFR unit	Half Baths:	2	Other Improvement Value:	9,620
No. of Units:		Garage Cap:	3		
		Foundation:	Concrete - 2		

CALCULATED VALUES	
Total Living Area:	3,876
Calculated Area:	3,876
Main Floor Living Area:	3,636
Upper Floor Living Area Pct:	6.59
CDU:	GD
CDU Reason:	
Phys/Func/Econ:	AV / /
Ovr Pct Gd/Rsn:	
Remodel:	2009 / Complete Remodel - 6
Percent Complete:	
Assessment Class:	
MU CIs/Pct:	

FINAL VALUES	
Value Method:	MKT
Land Value:	7,790
Building Value:	260,230
Final Value:	268,020
Prior Value:	165,060

BUILDING COMMENTS

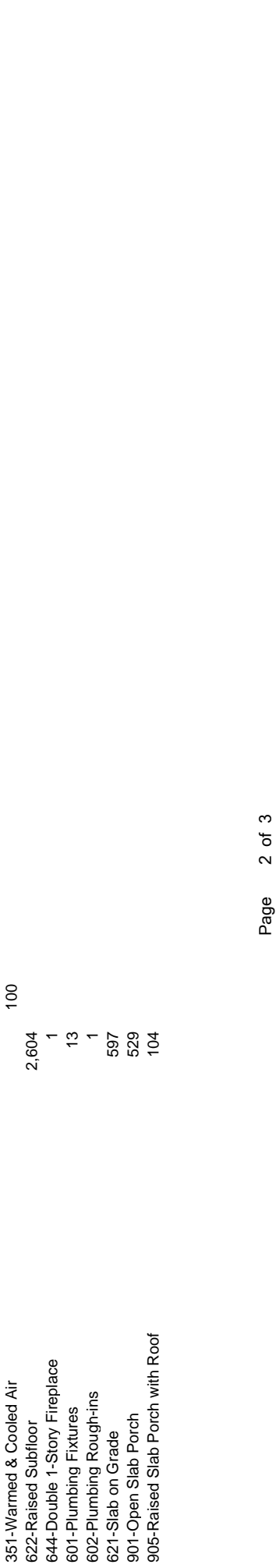
RemDesc: 2009 - COMPLETE REMOD

OTHER BUILDING IMPROVEMENTS

No.	Occupancy	MSCIs	Rank	Qty	Yr Blt	Eff Yr	LBCS	Area	Perim	Hgt	Dimensions	Stories	Phys	Func	Econ	OVR%	Rsn	CIs	RCN	%Gd	Value	
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DWELLING COMPONENTS

Code	Units	Pct	Quality	Year	Code	Units	Pct	Quality	Year
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131-Veneer, Brick	100	100			711-Built-in Garage	660			
402-Automatic Floor Cover Allowance					801-Total Basement Area	1,661			
351-Warmed & Cooled Air									
622-Raised Subfloor	2,604	100							
644-Double 1-Story Fireplace	1								
601-Plumbing Fixtures	13								
602-Plumbing Rough-ins	1								
621-Slab on Grade	597								
901-Open Slab Porch	529								
905-Raised Slab Porch with Roof	104								



WYCAMA2 Property Record Card

Quick Ref: R301896 Tax Year: 2012 Run Date: 10/31/2024 12:28:45 PM

Parcel ID: 9999999

COMMENTS

IMPROVEMENT COST SUMMARY

Other Improvement RCN: 22,752
 Eco Adj: 100
 Other Improvement Value: 20,020

AG LAND SUMMARY

Dry Land Acres: 0.00
 Irrigated Acres: 0.00
 Native Grass Acres: 0.00
 Tame Grass Acres: 0.00
 Total Ag Acres: 0.00
 Total Ag Use Value: 0
 Total Ag Mkt Value: 0







OTHER BUILDING IMPROVEMENTS

No.	Occupancy	MSCIs	Rank	Qty	Yr Blt	Eff Yr	LBCS	Area	Perim	Hgt	Dimensions	Stories	Phys	Func	Econ	OVR%	Rsn	Cls	RCN	%Gd	Value
1	152-Residential Garage - Detac	S	1.00	1	2011			1,440		16		1	3						22,752	88.0	20,020

Comparable Sales Report

Tax Year: 2012

Appraisal

For Property: 9999999		Comp Sheet Format: Residential Comp Sheet		Market Area: Victory Nearman		
Quick Ref #	Subject	Comp1	Comp2	Comp3	Comp4	Comp5
R301896		R17998	R17153	R17147	R17803	R17059
9999999		105-029-32-0-40-03-232.00-0	105-029-32-0-10-05-044.00-0	105-029-32-0-10-05-038.00-0	105-029-32-0-40-03-037.00-0	105-029-32-0-10-03-010.00-0
Address	12133 Kansas City KS 66107714	ROWLAND AVE	LONGWOOD AVE	LONGWOOD AVE	ROWLAND AVE	LATHROP CT
Photo						
NBHD / Grp / Mkt Area	370/18/06	370/18/06	370/18/06	370/18/06	370/18/06	370/18/06
DWELLING INFO						
Primary Acres	0.41	2.80	0.50	0.39	0.24	0.35
Year Built / Remodel Yr	1972/2009	1950/0	1953/0	1953/0	1966/2011	1965/2010
Arch Style	Conventional	Ranch	Ranch	Ranch	Raised Ranch	Bi-Level
Quality / CDU / PhyCond	AV(+)/GD/AV	AV/AV/FR	AV(-)/AV/AV	FR(+)/AV/AV	AV/AV/AV	AV(+)/AV/AV
Bed/FBath/HBath/Total	3/2/2/13	2/1/0/6	2/1/0/8	3/2/0/8	3/2/0/8	3/2/1/10
Heat	Central Air	Central Air	Central Air	Central Air	Central Air	Central Air
Fireplaces	2	1	1	1	1	1
MFLA/UFLA	3636/240	1510/0	1440/0	1416/0	1349/0	1300/0
Total Living Area	3876	1510	1440	1416	1349	1300
Basement Type	Full	Crawl	Walkout	Full	Full	Walkout
Bsmt/FBLA/RecRm	1661/0/0/0	0/0/0/0	1152/0/0/0	1104/341/0/0	1349/400/0/2	1300/400/0/1
Att Gar / Det Gar	660/400/0	364/0/0	0/0/0	0/0/0	0/0/0	0/0/0
Bsmt Garage					2	1
Oprch/Enc porch/Deck	104/0/0	54/0/0	72/0/564	176/0/0	30/0/45	175/0/0
COST APPROACH						
Land Value	\$18,410	\$20,860	\$20,360	\$17,890	\$14,280	\$16,790
Building Cost Value	\$253,270	\$81,490	\$79,750	\$77,640	\$94,760	\$106,950
Total OBY Cost	\$9,670	\$0	\$0	\$0	\$0	\$0
Total Cost Value	\$281,350	\$102,350	\$100,110	\$95,530	\$109,040	\$123,740
Plus Misc. Cost	\$20,070	\$0	\$0	\$0	\$0	\$0
SALES APPROACH						
Sale Date		5/27/2010	9/16/2010	4/2/2009	6/23/2011	10/29/2010
Sale Price - \$/Sqft						
MRA Estimate	\$241,430	\$68,164	\$95,143	\$81,804	\$101,853	\$116,392
Adjusted Sale Price		258,266	232,286	248,625	263,076	244,938
Weighted Estimate	\$250,298					
Market Estimate	\$247,954					
Comparability		365	368	372	381	388
Indexed Value						

Comparable Sales Report

Appraisal

For Property: 9999999	Comp Sheet Format: Residential Comp Sheet	Market Area: Victory Nearman	Tax Year: 2012			
Prior Value / Method	Subject	Comp1	Comp2	Comp3	Comp4	Comp5

