

## SALES COMPARISON APPROACH ADJUSTMENT GRID

<u>Variable</u>	<u>Subject</u>	<u>Comparable 1</u>	<u>Comparable 2</u>	<u>Comparable 3</u>
Sale price	-	\$105,000	\$115,000	\$122,000
Time	Current	+2,625	+4,313	-
Age	15	+2,800	-1,200	-2,800
Design	Ranch	-	-	+1,500
Living area	2,200	+3,000	-4,500	-6,000
Bedrooms	4	-	-	-
Bathrooms	2	-	-600	-600
Construction	Brick	-	+4,500	-
Air cond.	Yes	+2,500	-	-
Garage	1 car	-	-	-2,000
<b>Total adjustments</b>				
Absolute		\$10,925	\$15,113	\$12,900
%		10.4% (10925/10500)	13.1%	10.6%
Net		\$10,925	\$2,513	-\$9,900
%		10.4%	2.2%	8.1%
<b>Adjusted price</b>		<u>\$115,925</u>	<u>\$117,513</u>	<u>\$112,100</u>