

Item	Subject	Comparable 1	Comparable 2	Comparable 3
Sale price	—	\$200,000	\$175,000	\$275,000
Price/AGLA		\$80.00	\$76.09	\$43.65
Date of sale		10 months ago	6 months ago	2 months ago
Location	Salty Creek	Salty Creek	Salty Creek	Johnson Acres
Site	5 acres	1 acre	0.75 acre	5 acres
View	residential/pond	residential	residential	residential
Design/appeal	2-story/avg.	2-story/avg.	2-story/avg.	2-story/avg.
Const. quality	brick/good	brick/average	brick/average	brick/good
Age	5 years old	1 year old	2 years old	8 years old
Condition	average	average	average	average
Room count	10/4/3½	10/4/2 ½	10/4/2½	11/4/2½
AGLA	5,500	2,500	2,300	6,300
Basement area	1,500	1,200	1,000	2,500
Basement finish	1,500	900	none	1,800
Functional utility	average	average	average	average
HVAC	GFA/cent. AC	GFA/cent. AC	GFA/cent. AC	GFA/cent. AC
Garage/carport	3-car att. garage	2-car att. garage	2-car att. garage	3-car att. garage
Porch/patio	screened porch	screened porch	screened porch	screened porch
Fireplace(s)	2 fireplaces	1 fireplace	1 fireplace	2 fireplaces
Kitchen	standard kitchen	standard kitchen	standard kitchen	standard kitchen
Net adjustment				
Indicated value				