

RDI RESIDENTIAL SALES ANALYSIS - ADJUSTMENT CHART

401 JAMES ST - PRICE KENNETH W

CAD Acct: 0032160000019

Year: 2008

Subject	Address	CAD Acct	Style	Subdiv	Year	Key Map	# Rooms	Imp Size	Imp AV/SF	Market AV/SF	Total Price	ADJUSTMENTS							
												Land	Land	Land	Age Adj	Land Adj	Sq Ft Adj	Adj Value	Adj Per SF
	401 JAMES ST	0032160000019	-	1926	493G	8	1397			\$75.82	-								
				7437	101	4	4500	\$11.00		\$105,924									
A	1108 JAMES ST	0032040000010	11/15/2007	1930	493H	7	1397			\$67.63									
				7437	101	2	5000	\$10.00		\$92,784									
B	2112 EVERETT ST	0032210000006	8/23/2007	1928	493G	7	1397			\$64.51									
				7437	101	4	5000	\$10.00		\$89,928									
C	3410 ELSER ST	0211720330008	12/21/2007	1955	453Z	5	1397			\$73.12									
				7437	101	2	8250	\$3.75		\$105,519									
D	3718 MOORE ST	0211730360001	7/9/2007	1972	453Z	4	1397			\$88.35									
				7437	101	2	5500	\$4.50		\$132,081									
E	4206 BILLINGSLEY ST	0211800580010	10/31/2007	1930	453Y	4	1397			\$114.16									
				7437	101	2	5500	\$4.50		\$117,238									
F	328 MOODY ST	0211930980015	10/1/2007	1945	453U	4	1397			\$93.27									
				7437	101	2	10340	\$3.45		\$141,119									
G	1216 E 23RD ST	0351090820026	3/31/2008	1940	453T	5	1397			\$175.21									
				7437	101	2	6000	\$20.00		\$211,474									
H	1611 WALTON ST	0521510000003	11/29/2007	1950	453T	4	1397			\$76.32									
				7437	101	2	5000	\$15.00		\$90,517									
I	3909 HAIN ST	0550620060005	1/17/2008	1976	453Y	6	1397			\$87.59									
				7437	101	3	3864	\$12.30		\$125,428									

Denotes Available On Purchased Report

Median Before Adj: \$69.53

Median After Adj: \$51.18 67.44%

Comparison And Adjustment Explanation

Age Adjustment 2% of Improved Value per year for comps with 3+ yrs age

Land Size Adjustment (subjLand Size - compLand Size)/2 X (smaller parcel of land size psf)

No land size adjustment for values within 20% of subject

(subSF - compSF) X 0.8 X (compImpValue PSF) always applied

SF Adjustment

RDI
SUBJECT ASSESSED VALUE
\$71,501 or \$51.18/SF