

RDI RESIDENTIAL UNIFORM & EQUAL ANALYSIS - ADJUSTMENT CHART

401 JAMES ST - PRICE KENNETH W

CAD Acct: 0032160000019

Year: 2008

Subject	Address CAD Acct	Year	Land Value Key Map	Improved Value Land Use	Total Value Mkt Value	Imp Size Land Size	ADJUSTMENTS				Ratio	
							Total Per SF	Age Adj	Land Adj	Sq Ft Adj		Adj Total Value
	401 JAMES ST	1926	\$49,500 493G	\$56,424 101	\$105,924 \$105,924	1397 4500	\$75.82					
A	1108 JAMES ST CAD:0032040000010	1930	\$50,000 493H	\$42,784 101	\$92,784 \$92,784	1372 5000	\$67.63					
B	2112 EVERETT ST CAD:0032210000006	1928	\$50,000 493G	\$39,928 101	\$89,928 \$89,928	1394 5000	\$64.51					
C	3410 ELSEY ST CAD:0211720330008	1955	\$30,938 453Z	\$74,581 101	\$105,519 \$105,519	1443 8250	\$73.12					
D	3718 MOORE ST CAD:0211730360001	1972	\$24,750 453Z	\$107,331 101	\$132,081 \$132,081	1495 5500	\$88.35					
E	4206 BILLINGSLEY ST CAD:0211800580010	1930	\$24,750 453Y	\$92,488 101	\$117,238 \$117,238	1027 5500	\$114.16					
F	328 MOODY ST CAD:0211930980015	1945	\$35,640 453U	\$105,479 101	\$141,119 \$141,119	1513 10340	\$93.27					
G	1216 E 23RD ST CAD:0351090820026	1940	\$120,000 453T	\$91,474 101	\$211,474 \$211,474	1207 6000	\$175.21					
H	1611 WALTON ST CAD:0521510000003	1950	\$75,000 453T	\$15,517 101	\$90,517 \$90,517	1186 5000	\$76.32					
I	3909 HAIN ST CAD:0550620060005	1976	\$47,527 453Y	\$77,901 101	\$125,428 \$125,428	1432 3864	\$87.59					

Denotes Available On Purchased Report

Median Before Adj: \$87.59 Median After Adj: \$63.52 83.77%

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)
- SF Adjustment: No land size adjustment for values within 20% of subject (subSF - compSF) X 0.8 X (compImpValue PSF) always applied

RDI
SUBJECT UNIFORM AND EQUAL ASSESSED VALUE
\$88,731 or \$63.52/SF