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| Appraisal Example: Quantitative AdjustmentsAPPEAL # \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Appellant name \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Property address \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ |

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| Attribute | Actual / Market Value Information |
| **Address** | **Subject** | **Sale 1** | **Sale 2** | **Sale 3** |
| **Description** | **Adjust.** | **Description** | **Adjust.** | **Description** | **Adjust.** |
| 1223 Main | 1255 Main | 284 w.22 | 540 w.22 |
| **Sale price** | **N/A** | $316,000 | $425,000 | $594,000 |
| **Date of sale** | **N/A** | Mar.1/07 | +8%+25,280 | Aug 1/07 | -2%-8,500 | Sep1/07 | -4%-23,760 |
| **Time adjusted sale price** | **N/A** | 341,280 | 416,500 | 570,240 |
| **location / neighbourhood** | Northview | Northview |  | Northview |  | Southgate | -5%-28,512 |
| **Lot area or dimension** | 0.1 acre | 0.1 acre |  | 0.1 acre |  | 0.1 acre |  |
| **Size of house**  | 1,700 sf | 1,500 sf | +30,000 | 1,650 sf | +7,500 | 2,100 sf | -60,000 |
| **Age and condition of house** | 30 yrs/average | 30 yrs/average |  | 25 yrs/above avg | -5%-20,825 | 20 yrs/good | -10%-57,024 |
| **Bedrooms / bathrooms** | 4 / 2 | 3 /1.5 | +5%+17,064 | 4 / 1.5 | +2%+8,330 | 5 / 2.5 | -5%-28,512 |
| **area finished basement** | None | None |  | none |  | none |  |
| **topography and view** | Slight ocean view | No view | +5%+17,064 | Slight ocean view |  | Ocean view | -5%-28,512 |
| **Net Adjustments (after Date of Sale)** |  |  | +64,128 |  | -4,995 |  | -202,560 |
| **Adjusted Sale Price** |  |  | **$405,408** |  | **411,505** |  | **367,680** |
| **Total Adjustments as % of Sale Price** |  |  | +28% |  | -3% |  | -38% |

**Explanation for Quantitative Adjustments and Reconciliation**

* I found 3 nearby sales similar to the subject, all of which sold within 4 months of July 1.
* The market is increasing at a steady rate. Local Real Estate Board statistics showed a 2% per month increase at that time.
* Sale 3 is in Southgate, a slightly superior neighbourhood to Northview. A local Realtor advised me that property’s in Southgate sell for roughly 5% more.
* The properties are all 0.1 acre city lots, so no adjustment is needed.
* Local contractors advised me that building costs for houses like the subject and comparable are $150 per square foot, so this is the basis for my size adjustments.
* For age and condition, a local real estate appraiser advised me that a depreciation rate of 1% per year is probably reasonable. She also advised me that the bedroom/bathroom and view adjustments above seemed reasonable for this market.
* The indicated value range is $368,000 to $412,000 (rounded). Sales 1 and 3 needed adjustments of +28% and -38%, indicating their similarity to the subject is questionable. Sale 2 appeared most similar to the subject, requiring only -3% adjustment .
* The subject’s value is most likely near Sale 2’s adjusted sale price. I will rely slightly on the other two comparables in estimating the subject’s market value at $410,000 as of July 1.